

## 4 Bedroom House for Sale in Germasogeia, Limassol District

Germasoyia Green Area

4 bedroom luxury villa, 3 bathrooms, 2 Jacuzzis, 2 kitchens

Breathtaking Mountain & sea view

3 minutes from the highway, 5 minutes from the beach

A/c all rooms

Heated swimming pool 12x4 m

Landscaped garden with auto irrigation

Independent source of water, state-to-art filter system

5 TV sets, billiard, home cinema, internal water feature

Barbecue area

Πολυτελής βίλα 4 υπνοδωματίων, 3 μπάνια, 2 τζακούζι, 2 κουζίνες

Συναρπαστική θέα στο βουνό και στη θάλασσα

3 λεπτά από τον αυτοκινητόδ...



### Property Info

Covered Area	<b>342</b>
Covered Veranda	<b>121</b>
Uncovered Veranda	<b>121</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>780</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>H-120791</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Guest WC

### Location

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.72078813 / 33.08210116**

## Price: €2 500 000 + VAT

VAT for this property is **€321,491** or **€475,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€96 600.00</b> <b>€7 310.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€2 500 000 on Sep 4, 2023









