

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

This newly developed villa, located in Germasogeia, offers a luxurious and comfortable living space with a total area of 133 sq.m. Situated on a generous plot of 246 sq.m., the property boasts a thoughtfully designed layout featuring 3 bedrooms, 2 bathrooms, and 3 WC for utmost convenience. The villa includes both open and closed parking spaces, ensuring ample room for your vehicles.



Enjoy the benefits of central heating throughout the property, providing warmth and comfort during cooler seasons. Additionally, the villa is equipped with air conditioning for climate control. The energy certificate, rated A, reflects the property's commitment to energy efficiency.

Ideall...

#### Property Info

Covered Area **133**  
 Energy Efficiency **A**

#### Plot / Area Info

Plot area **246**  
 Parking **Yes**

#### Additional info

Reference Number **643302**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

#### Location

**Location:** Germasogeia  
**Coordinates:** **34.726539878924 / 33.069598674774**

Region: **Limassol**

## Price: €575 000 + VAT

VAT for this property is **€28,750** or **€109,250**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 323.00/m<sup>2</sup></b>		

## Representative: Century 21

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
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## Price change history

€575 000 on May 3, 2024

