

### 3 Bedroom House for Sale in Germasogeia - Tourist Area, Limassol District

Three bedroom villa located in Potamos Germasogeias area, 750m from the sea.



It is close to all amenities, with easy access to the high way.

The covered area is 190sqm and the plot 258sqm.

It consists from a living area, separate kitchen, a guest WC, three bedrooms with en suite shower.

There is also a maids room.

Outside there is a swimming pool, barbecue area and Jacuzzi.

Please call us for more information and viewing.

#### Property Info

Covered Area	<b>190</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>258</b>
Pool	<b>Yes</b>

#### Additional info

Reference Number	<b>25018</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

#### Amenities

- Guest WC

#### Location

**Location:** Germasogeia - Tourist Area      Region: **Limassol**  
**Coordinates:** **34.698057090115 / 33.0845277**

## Price: €850 000 + VAT

VAT for this property is **€67,553** or **€161,500**. 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>~€30 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 474.00/m<sup>2</sup></b>		

## 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>
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## Price change history

€800 000 on May 11, 2024

€850 000 on Nov 18, 2025







