

## 4 Bedroom House for Sale in Limassol District

Spacious and private 4-bedroom home surrounded by greenery and mature trees, located in the peaceful area of Germasogeia near sea. Perfect for family living or those who enjoy outdoor space and comfort.

### Key Features

- 1 master bedroom with en-suite bathroom
- Additional shared bathroom on the second floor
- Guest WC on the ground floor
- Outdoor bathroom with shower and toilet by the pool
- Private sauna located in the basement
- Beautiful garden with lots of trees and green space
- Private swimming pool

### House

Internal area 203 sq.m.  
Covered verandas 78 sq.m.  
Uncovered verandas 22 sq.m.

### Property Info

Covered Area	<b>281</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>600</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>14104</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

Region: **Limassol**

## Price: €1 200 000 + VAT

VAT for this property is **€138,320** or **€228,000**. 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	<b>~€44 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€4 270.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€2 500 000 on May 23, 2024  
 €1 500 000 on Jul 16, 2025  
 €1 600 000 on Aug 30, 2025  
 €1 200 000 on Sep 2, 2025















