

## 4 Bedroom House for Sale in Limassol District

A luxury villa located in Kefalokremmos, Germasogeia. Excellent area for families that are looking to live in a safe and clean environment that pleases the eye.

This villa has a total of five en-suite bedrooms; three of them are located within the main building and include a beautiful, spacious master bedroom, one bedroom studio on the top floor which can be used for the maid and on the outer, lower level a one bedroom guest studio. The villa enjoys 3.60m net ceilings with top to floor thermo-isolated aluminum system windows, an open-flow steel & wood staircase, a lift for 8 people, a large office, a gym and a sauna with landscape views, a large living room with a modern firepla...

<b>Property Info</b>		Plot / Area Info		Additional info	
Covered Area	202	Plot area Pool	410 Private, Yes	Reference Number Property type Condition Construction Year Bathrooms	47845 House Under Construction 2026 4
Amenities • Storage room				<b>Location</b> Region: <b>Limassol</b>	



Price: €880 000 + VAT

VAT for this property is €75,715 or €167,200. 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	Evaluded	Title transfer fee	Title transfer fee <b>None</b>		None
	Excluded	Price per SOM	€4 356.00/m <sup>2</sup>	Common expenses	None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com
License number	367/E	Legal	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES
License number		name	SERVICES LTD

Phone: +35725310243, +35770000889

## **Price change history**

€770 000 on May 26, 2024 €880 000 on Feb 4, 2025

















