

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

Reference ID: #SA34397 Price details: €1,350,000 +VAT Three Villas available for sale in Germasogeia Area. Each villa features spacious, functional areas with modern architectural details, making it perfect for those seeking a peaceful, scenic environment. Residents will enjoy the convenience of being within walking distance of the sea and easy access to the highway. Features: High Privacy and Security: The 5-villa complex offers exceptional privacy and security. Luxury Specifications: Each villa includes a private elevator, pool, and jacuzzi. Spacious Layout: Bright rooms extend onto large balconies, complemented by double glazed windows. Size: Property: 167.70 m<sup>2</sup> Covered Verandas: 59 m<sup>2</sup> Gross ...



### Property Info

Covered Area	<b>227</b>
Covered Veranda	<b>59</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>300</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA34397</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

**Location:** Germasogeia - Tourist Area

Region: **Limassol**

Coordinates: **34.704440627755 / 33.091677719934**

## Price: €1 350 000 + VAT

VAT for this property is **€131,610** or **€256,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 947.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€1 350 000 on Jun 4, 2024





