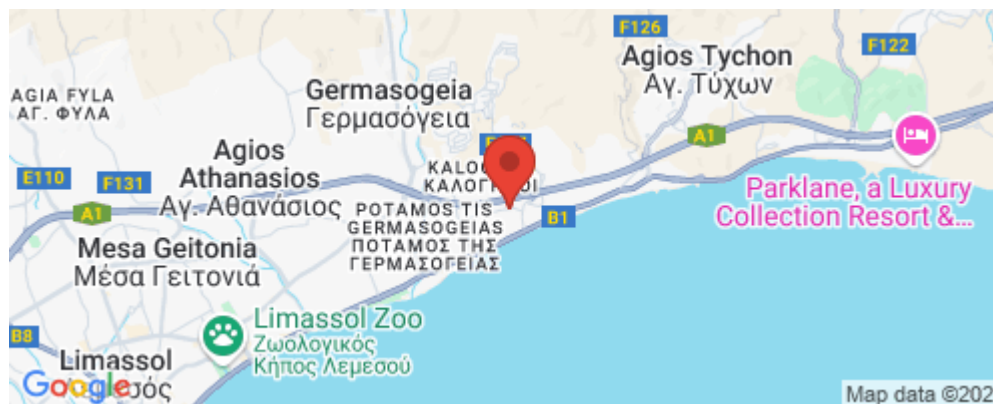# 5 Bedroom House for Sale in Germasogeia, Limassol District

Luxury five bedroom villa for sale in Germasogeia area, Limassol

The villa has 340m2 of covered area and is situated on a 500m2 plot.

As you step inside, you'll be greeted by the spacious and elegantly designed living areas, setting the tone for the entire villa. With five big and spacious bedrooms, this property offers amazing space for your family and guests. 3 of the rooms are en- suite.

The villa also boasts a remarkable A+ energy certificate, a photovoltaic system which means there is almost no electricity bill . Step outdoors to discover your private paradise, featuring a stunning infinity swimming pool and lush garden, perfect for hosting gatherings or enjoyi...

Property Info

Covered Area	**340**
Energy Efficiency	**A**
Air Conditioning	**No**

Plot / Area Info

Plot area	**500**
Pool	**Yes**
Parking	**No**

Additional info

Reference Number	**53370**
Property type	**House**
Condition	**Pre-Owned**
Bathrooms	**4**

Amenities

• Storage room

Location

Location: Germasogeia

Region: **Limassol**

Coordinates: **34.705536837703 / 33.10426875835**

Price: €1 950 000 + VAT

VAT for this property is **€250,059** or **€370,500**. 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	**Excluded**	Title transfer fee Price per SQM	**~€74 600.00** **€5 735.00/m²**	Common expenses	**None**

Representative: NCH Real Estate

Registration number	**1146**	Email	**info@nchrealestate.com**
License number	**571/E**	Legal name	**N/A**

Phone: **+35722424203, +35777770532**

Price change history

€1 950 000 on Jul 31, 2024