

## 4 Bedroom House for Sale in Germasogeia, Limassol District

In one of the most popular areas of Limassol, perfectly designed and situated 4+1 Bedroom Villa in Germasogia.



There are 3 bedrooms on the first floor and 3 rooms on the ground floor where there is a study, a massage room and a guest bedroom.

There is a laundry room in the basement and a relaxing area with a cosy veranda with automated awning.

Property description:

Area 168 m<sup>2</sup>

Covered verandas\_ 17 m<sup>2</sup>

Roof garden 80m<sup>2</sup>

Basement 80m<sup>2</sup> includes 2 bedrooms and an office

Plot of 395 sq.m. + private garden.

Property features and details

- two levels
- ground floor
- Master bedroom with en-suite bathroo...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **248**  
Energy Efficiency **A**

Plot area **395**

Reference Number  
Property type  
Condition  
Bathrooms

**232179**  
**House**  
**Pre-Owned**  
**3**

## Amenities

## Location

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.716509193376 / 33.089026694996**

## Price: €1 950 000 + VAT

VAT for this property is **€205,379** 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 | <b>Excluded</b> | Title transfer fee | <b>~€74 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 863.00/m²</b> |                 |             |

## Representative: MySpace

|                                          |              |            |                                                  |
|------------------------------------------|--------------|------------|--------------------------------------------------|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |                                                  |

## Price change history

€1 950 000 on Aug 8, 2024























