

## 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 m2

Covered verandas\_ 17 m2

Roof garden 80m2

Basement 80m2 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

Covered Area	<b>248</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>395</b>
-----------	------------

### Additional info

Reference Number	<b>232179</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.716509193376 / 33.089026694996**

## Price: €1 380 000 + VAT

VAT for this property is **€145,345** or **€262,200**. 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	<b>Excluded</b>	Title transfer fee	<b>~€51 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 565.00/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  
 €1 400 000 on May 20, 2025  
 €1 350 000 on Sep 11, 2025  
 €1 380 000 on Sep 26, 2025























