


## 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

Covered Area **248**

Energy Efficiency **A**

### Plot / Area Info

Plot area **395**

### Additional info

Reference Number **232179**

Property type **House**

Condition **Pre-Owned**

Bathrooms **3**

### 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/m<sup>2</sup></b>		

## Representative: MySpace

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## 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











