


### 3 Bedroom House for Sale in Limassol District

Introducing a brand new project of three bedroom villas for sale in Germasogeia area. The property covers 165 sqm internal area, 65 sqm covered veranda and 49 sqm uncovered veranda. It consists of a living room, an open plan kitchen, three bedrooms, an en-suite shower, the shower room and a guest lavatory. It is situated on the first floor of a four-story building and comes with two covered parking spaces and a storage unit. 

The project is ideally located near the highway, giving easy access to the city center, while in close proximity, you may find all sorts of essential amenities such as supermarkets, kiosks, restaurants, bars, pharmacies, banks, gyms and schools.

#### Property Info

Covered Area **146**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **406**  
 Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **21407**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **1**

#### Amenities

- Guest WC

#### Location

Region: **Limassol**  
 Coordinates: **34.723206780872 / 33.07482602271**

## Price: €970 000 + VAT

VAT for this property is **€48,500** or **€184,300**. 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>€6 644.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€880 000 on Sep 10, 2024

€905 000 on Feb 12, 2025

€970 000 on Apr 23, 2026

