

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

The open-plan layout of this villa seamlessly connects the living room to the dining area and modern kitchen, creating an ideal space for entertaining guests or enjoying family gatherings.



Outside, the villa features a meticulously landscaped garden, where lush palm trees sway in the gentle sea breeze. A private swimming pool beckons for refreshing dips on hot summer days, while a shaded terrace offers the perfect spot for al fresco dining or lounging in the shade.

Located in close proximity to Limassol's vibrant city center, with its array of restaurants, cafes, and cultural attractions, this villa offers the perfect blend of tranquility and convenience.

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>160</b>	Plot area	<b>615</b>
		Pool	<b>Yes</b>
		Parking	<b>Uncovered, Yes</b>

Reference Number	<b>7778</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>

### Amenities

### Location

- Parking

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.7038375 / 33.1019219**

## Price: €2 500 000 + VAT

VAT for this property is **€146,875** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€15 625.00/m²</b>		

## Representative: MySpace

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## Price change history

€2 500 000 on Sep 10, 2024









