

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

This elegant 3-bedroom house is located in the sought-after Germasogia area of Limassol, offering ample living space and modern amenities. With a large plot of 554 sq.m. and a total covered area of 220 sq.m., this home provides comfort, style, and convenience for family living.



Features:

4 Bedrooms

Internal Area: 167 sq.m.

Covered Verandas: 53 sq.m.

Total Covered Area: 220 sq.m.

Plot Size: 554 sq.m.

Parking: Dedicated parking space included

Prime Location: Situated in Germasogia, with easy access to the highway, schools, and shopping

This house is ideal for those seeking spacious living in a desirable Limassol neighborhood.

### Property Info

Covered Area	<b>220</b>
Covered Veranda	<b>53</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>554</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>232715</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates:** **34.7122875 / 33.0826094**

## Price: €1 100 000 + VAT

VAT for this property is **€104,000** or **€209,000**. 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>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 000.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€1 100 000 on Sep 11, 2024





