

## 6+ Bedroom House for Sale in Germasogeia, Limassol District

Reference ID: #SA35008 Price details: €1,250,000 +VAT Nestled in the charming suburb of Germasogeia in Limassol, Cyprus, this semi-finished villa epitomizes personalized luxury and familial harmony. Located in the most desirable area of Agia Paraskevi, very close to Foleys School and perched on a hill, this property boasts unobstructed panoramic sea views. The property offers a unique opportunity for the new buyer to finish it according to their preferences, with the flexibility to rearrange the sizes and layout of the rooms. The current design of the property offers the following features:-  
 Basement: 2 storages, garage for 3 cars, outdoor parking for 2 cars, maid's apartment, spa and ...



### Property Info

Covered Area	<b>520</b>
Covered Veranda	<b>58</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

Plot area	<b>1104</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA35008</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2024</b>
Bathrooms	<b>5+</b>

### Amenities

- Pool

### Location

**Location:** Germasogeia  
 Coordinates: **34.727997285296 / 33.066192816395**

Region: **Limassol**

## Price: €1 250 000 + VAT

VAT for this property is **€187,019** or **€237,500**. 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>€2 404.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€1 490 000 on Sep 25, 2024

€1 250 000 on Oct 17, 2024





