

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

This beautiful 4-level villa, completed in 2022, is located in the popular Germasogeia district of Limassol, villa is perfectly positioned for easy access to Limassol's city center and the sea, via the Germasogeia and Agios Athanasios exits. It offers luxury living with modern finishes, and comes fully furnished and equipped. Key features include: 346 sq.m. of covered space, plus verandas and a 465 sq.m. plotUnderfloor heating for added comfortA landscaped garden and private pool perfect for relaxationCovered parking for two carsMountain, sea, and city views from various points, including garden views from the bedroomsHigh ceilings for a spacious feel The villa's layout offers seam...



Property Info		Plot / Area Ir	nfo	Additional info	
Covered Area	346			Reference Number	1696
Floor Number	4			Property type	House
Total Number of Floors	4	Plot area	465	Condition	Pre-Owned
Furnishing	Furnished	Pool	Private, Yes	Construction Year	2022
Floor Type	Laminate, Marble	Parking	Covered, Yes	Bathrooms	5+
Energy Efficiency	Α			Viou	City view, Mountains
Heating	Underfloor Heating, Yes			View	view, Sea view

Amenities Location



- Balcony
- BBQ zone
- Garden
- Guest WC
- Heating
- Parking
- Pool
- Roof Garden
- Storage room

**Location:** Germasogeia Region: **Limassol** 

Coordinates: **34.72557** / **33.06814** 



Price: €1 970 000 + VAT

VAT for this property is €254,734 or €374,300. 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 Excluded

Title transfer fee ~€75 400.00

Price per SQM €5 694.00/m²

Common expenses None

## **Price change history**

€2 000 000 on Oct 8, 2024

€2 120 000 on Oct 22, 2024

€2 000 000 on Nov 1, 2024

€1 970 000 on Dec 3, 2024





























