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

Covered Area	**346**
Floor Number	**4**
Total Number of Floors	**4**
Furnishing	**Furnished**
Floor Type	**Laminate, Marble**
Energy Efficiency	**A**
Heating	**Underfloor Heating, Yes**

Plot / Area Info

Plot area	**465**
Pool	**Private, Yes**
Parking	**Covered, Yes**

Additional info

Reference Number	**1696**
Property type	**House**
Condition	**Pre-Owned**
Construction Year	**2022**
Bathrooms	**5+**
View	**City view, Mountains view, Sea view**

Amenities

Location

- Air Conditioning
- 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	Common expenses	None
		Price per SQM	€5 694.00/m²		

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

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