

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

this property is located in one of the most prestigious areas of East Limassol, 8 minutes from the Germasogeia roundabout. It's completely detached house and very spacious. Boasting 6 generously sized bedrooms and 5 bathrooms. This luxury villa includes: Sauna, Underfloor heating, Air-conditioning in all areas, Alarm and CCTV system, Walk in wardrobes, Salt swimming pool, Covered enclosed parking, Two (2) BBQ areas, Mature Gardens throughout the property, Stone and marble Gazebo, Gym, Private loft, Photovoltaic Solar system that covers all electricity needs of the property.

Price: 4.5 mil euros (no VAT).

entered dec.2023

### Property Info

Covered Area	<b>650</b>
Covered Veranda	<b>N/A</b>
Uncovered Veranda	<b>N/A</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Pool	<b>Private, Yes</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>MES-HOUSE-EAST-4040-RM</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2023</b>
Bathrooms	<b>5+</b>

### Amenities

- Parking

### Location

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

## Price: €3 900 000 + VAT

VAT for this property is **€615,000** or **€741,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 000.00/m<sup>2</sup></b>		

## Representative: Meshiti Real Estate

Registration number	<b>904</b>	Email	<b>meshiti@meshiti.com</b>
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## Price change history

€3 900 000 on Oct 9, 2024



