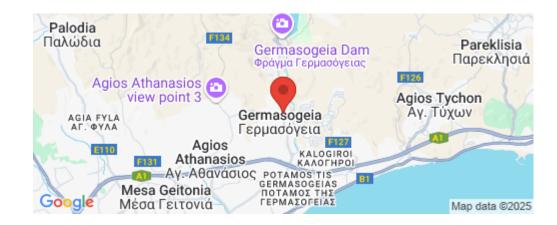


### 6+ Bedroom House for Sale in Germasogeia, Limassol District

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.



#### Key features include:

- •346 sq.m. of covered space, plus verandas and a 465 sq.m. plot
- Underfloor heating (water)
- •A landscaped garden and private pool
- Covered parking for two cars
- •Mountain, sea, and city views from various points, including garden views from the bedrooms
- High ceilings

### The villa's layout:

•Ground floor: A spacious living room flows into an open-plan kitchen a...

Property Info		Plot / Area Info		Additional info	
Covered Area	346		Deference Number 225		222216
Floor Number	4	Plot area	465	Reference Number Property type	233216
	_				House
Energy Efficiency	Α	Pool	Yes	Condition	Pre-Owned
Air Conditioning	All rooms, Yes			Condition	Fie-Owneu



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

Coordinates: **34.7227518** / **33.0845277** 



Price: €2 000 000 + VAT

VAT for this property is €258,613 or €380,000. 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	Excluded	Title transfer fee	~ <b>€76 600.00</b>	Common ovnences	
		Price per SQM	€5 780.00/m <sup>2</sup>	Common expenses	None

## **Representative: MySpace**

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License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Itd

3/7

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# **Price change history**

€2 000 000 on Oct 17, 2024



























