

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

| | |
|-------------------|-----------------------|
| Covered Area | 346 |
| Floor Number | 4 |
| Energy Efficiency | A |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|-----------|------------|
| Plot area | 465 |
| Pool | Yes |

Additional info

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|------------------|------------------|
| Reference Number | 233216 |
| Property type | House |
| Condition | Pre-Owned |

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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€76 600.00 | Common expenses | None |
| | | Price per SQM | €5 780.00/m² | | |

Representative: MySpace

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|--|--------------|------------|--|
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Price change history

€2 000 000 on Oct 17, 2024







