


## 4 Bedroom House for Sale in Limassol District

For sale is a beautiful villa located in the heart of Germasoyeia's Tourist Area, a sought-after destination known for its vibrant atmosphere and close proximity to stunning beaches. This charming neighbourhood offers a mix of local amenities, restaurants, and shops, perfect for enjoying the leisurely lifestyle. 

This resale villa boasts an impressive 234 m<sup>2</sup> of internal space, featuring four spacious bedrooms and three well-appointed bathrooms, making it an ideal choice for families or those seeking extra room for guests. The property, built in 2010, is set on a large plot within a gated complex, ensuring privacy and security.

Residents can take advantage of the commun...

### Property Info

Covered Area **234**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **585**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **24943**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

### Amenities

- Guest WC

### Location

Region: **Limassol**  
 Coordinates: **34.701333 / 33.104088**

## Price: €2 540 000 + VAT

VAT for this property is **€254,651** or **€482,600**. 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>~€98 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 855.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€2 540 000 on Dec 14, 2024









