

### 3 Bedroom House for Sale in Germasogeia, Limassol District

A new project in an excellent location overlooking the whole of Limassol. Walking distance to the new proposed Folley’s English School. Easy access to the beach, Potamos Yermasoyias area with bars, restaurants, supermarkets and schools.

Delivery 2025

3 bedroom villa #4:

plot area 246 sq.m.

number of bathrooms 2 + 1 guest toilet

internal covered area 133 sq.m.

covered veranda 8 sq.m.

uncovered veranda 58 sq.m.

uncovered roof veranda 39 sq.m.

covered parking 14 sq.m.

uncovered parking 12 sq.m.

total covered area 155 sq.m...



#### Property Info

Covered Area	<b>155</b>
Covered Veranda	<b>8</b>
Uncovered Veranda	<b>97</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Plot area	<b>246</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>1375</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

**Location:** Germasogeia

Coordinates: **34.728540793307 / 33.069565279761**

Region: **Limassol**

## Price: €575 000 + VAT

VAT for this property is **€31,347** or **€109,250**. 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>€3 710.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€575 000 on Sep 23, 2023

