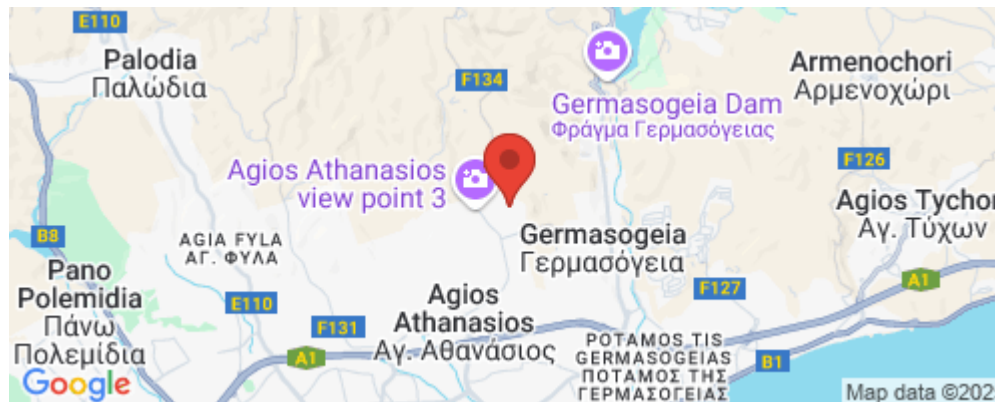


### 3 Bedroom House for Sale in Germasogeia, Limassol District

For sale: a beautiful house currently under construction in the charming area of Germasogeia. This modern property features an internal space of 133 m<sup>2</sup> and offers a thoughtfully designed layout with 3 spacious bedrooms and 2 stylish bathrooms.



Germasogeia is known for its picturesque surroundings and vibrant community. The area boasts stunning natural landscapes, including lush greenery and hillsides that provide picturesque views. Residents can enjoy a peaceful lifestyle while being just a short drive from the bustling city center and a variety of amenities, including shops, restaurants, and recreational facilities.

This home, being built in 2023, is designed with an emp...

#### Property Info

Covered Area	<b>133</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

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

#### Additional info

Reference Number	<b>43123</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

#### Amenities

- Garden

#### Location

**Location:** Germasogeia  
**Coordinates:** **34.726169194688 / 33.067342494922**

Region: **Limassol**

## Price: €575 000 + VAT

VAT for this property is **€28,750** 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>€4 323.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

## Price change history

€575 000 on Sep 21, 2023

