

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

For sale a villa with a swimming pool and a roof garden, which is part of a gated residential complex under construction. The property is located in Germasogeia district, Limassol. Quick and convenient access to all urban and beach infrastructure. Energy efficiency class – A. Covered veranda and parking.



High-quality ceramic tiles in the living room  
Laminate flooring in the bedrooms  
High-quality ceramic tiles in bathrooms and toilets  
Double-layer aluminum window frames  
High-quality entrance doors  
Wiring for a split unit air conditioners in all rooms  
Plumbing from European brands  
High-quality kitchen furniture and cabinets from European brand...

### Property Info

Covered Area	<b>187</b>
Covered Veranda	<b>25</b>
Uncovered Veranda	<b>19</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>30074</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2024</b>
Bathrooms	<b>3</b>

### Amenities

### Location



- Parking

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.710839 / 33.0927203**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €636 000 + VAT

VAT for this property is **€49,418** or **€120,840**. 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>€3 401.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€586 050 on Sep 21, 2023

€636 000 on Mar 11, 2025



