

## 4 Bedroom House for Sale in Limassol District

3+1 bedroom house in Germasogeia tourist area, Limassol.

### Key Features

Fitsr floor area 140 sq.m.

Second floor area 120 sq.m.

Basement 115 sq.m.

3 bathrooms

3 bedrooms + 1 additional on the first floor

Basement: bedroom, living room, kitchen, bathroom, office

Diesel heating

Swimming pool

2 parking spaces

### Property Info

|                  |                  |
|------------------|------------------|
| Covered Area     | <b>375</b>       |
| Furnishing       | <b>Furnished</b> |
| Heating          | <b>Yes</b>       |
| Air Conditioning | <b>Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>480</b>          |
| Pool      | <b>Private, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>55727</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2001-2010</b> |
| Bathrooms         | <b>3</b>         |

### Amenities

- Storage room

### Location

Region: **Limassol**

## Price: €1 270 000 + VAT

VAT for this property is **€170,180** or **€241,300**. 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>~€47 400.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 387.00/m²</b> |                 |             |

## Representative: 1st Class Homes

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>690</b>   | Email      | <b>info@1stclass-homes.com</b>                                     |
| License number                           | <b>367/E</b> | Legal name | <b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€1 500 000 on Jan 10, 2025

€1 270 000 on Jan 18, 2025











