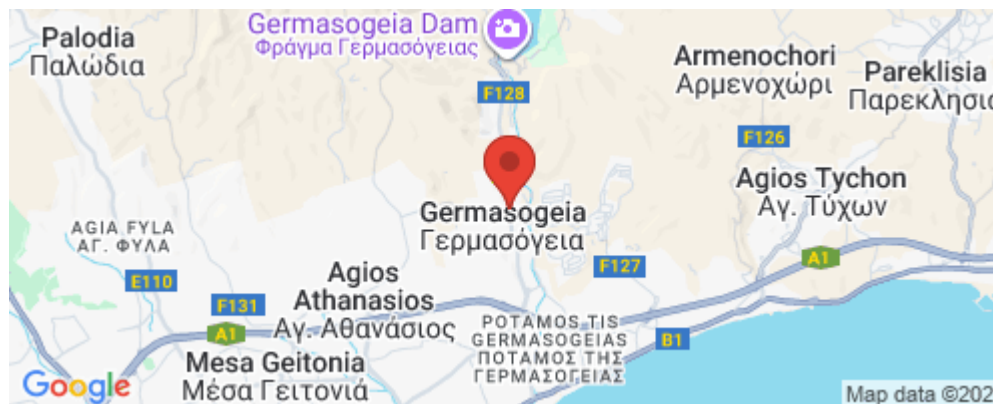


## 3 Bedroom House for Sale in Germasogeia, Limassol District

Located in the desirable hills of Limassol, Lana Villa has 3 bedroom and 2 bathrooms. The project is within a 6km drive to award-winning sandy beaches and close to a plethora of shops, restaurants and other amenities. Located in desirable hills of Limassol, this villa harmoniously blend with their natural surroundings.



The project is within a short drive of award-winning sandy beaches, close to a plethora of shops, restaurants and other amenities, yet offer a serene environment and tranquillity.

### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>157</b> |
| Covered Veranda   | <b>20</b>  |
| Uncovered Veranda | <b>20</b>  |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>310</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>38184</b>              |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>2</b>                  |
| View              | <b>Mountains view</b>     |

### Amenities

- Parking

### Location

**Location:** Germasogeia  
Coordinates: **34.7227518 / 33.0845277**

Region: **Limassol**

## Price: €950 000 + VAT

VAT for this property is **€53,430** or **€180,500**. 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>€6 051.00/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>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€860 000 on Sep 24, 2023  
 €850 000 on Feb 17, 2024  
 €900 000 on Jun 27, 2025  
 €950 000 on Jul 28, 2025

