

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

This villa is a well-thought designed property located in Kefalokremmos, Germasogeia. A really unique location with brand-new homes, great infrastructure and tranquil surroundings just three minutes drive from the roundabouts. Excellent area for families that are looking to live in a safe and clean environment that pleases the eye. Most probably the nicest area in Limassol for villa development. The 40% density of the area ensures that only private homes can be built. This villa has a total of five en-suite bedrooms; three of them are located within the main building and include a beautiful, spacious master bedroom, one bedroom studio on the top floor which can be used for the maid and on...

| Property Info     |                | Plot / Area Info |              | Additional info  |                  |
|-------------------|----------------|------------------|--------------|------------------|------------------|
| Covered Area      | 442            |                  |              | Reference Number | 123381           |
| Furnishing        | Unfurnished    | Parking          | Covered, Yes | Property type    | House            |
| Energy Efficiency | Α              |                  |              | Condition        | <b>Brand New</b> |
| Air Conditioning  | All rooms, Yes |                  |              | Bathrooms        | 5+               |

Amenities Location

Location: Germasogeia Region: Limassol



Price: €2 780 000 + VAT

VAT for this property is €396,119 or €528,200. 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> | Eveluded                     | Title transfer fee None      | Common ovnoncos None |
|---------------------|------------------------------|------------------------------|----------------------|
|                     | Price per SOM <b>€6 29</b> 0 | Common expenses None 0.00/m² |                      |

## **Representative: DOM Real Estate**

| Registration number | 397   | Email      | info@dom.com.cy |
|---------------------|-------|------------|-----------------|
| License number      | 338/E | Legal name | N/A             |

Phone: **+35796644888** 

## **Price change history**

€2 780 000 on Jan 14, 2025



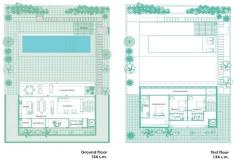


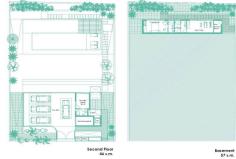












Three Bedrooms En Suite

Gym - Office - Spa - Pool - Kids Playroom

Guest Room - Powder Room - Laundry

Maids Room - Storage - Car Park

 Plot Size
 761 s.m.

 Indaor Area
 371 s.m.

 Covered Verandas
 72 s.m.