

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

For sale luxurious 5 bedroom Villa in Limassol. Located in a quiet and peaceful area 500 m from the sea close to infrastructure. 3 floors, roof terrace, basement, 5 bedrooms, 4 with dressing rooms and bathrooms, office, Elevator, heated pool and Jacuzzi, heated floors, climate control system, large green garden ,plot size 580 m2, Villa living area of 350 m2 + 130m2 of terraces.

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>550</b>            |
| Furnishing        | <b>Unfurnished</b>    |
| Energy Efficiency | <b>N/A</b>            |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>122705</b>    |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>5+</b>        |

### Amenities

#### Location

**Location:** Germasogeia Region: **Limassol**

## Price: €3 000 000 + VAT

VAT for this property is **€455,455** or **€570,000**. 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>€5 455.00/m<sup>2</sup></b> |                 |             |

## Representative: DOM Real Estate

|                             |              |            |                        |
|-----------------------------|--------------|------------|------------------------|
| Registration number         | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number              | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: + <b>35796644888</b> |              |            |                        |

## Price change history

€3 000 000 on Jan 29, 2025

