

3 Bedroom House for Sale in Germasogeia, Limassol District

Set to be completed in 2026, this modern residence spans an impressive 139 m2 and features three spacious bedrooms, making it ideal for families or those seeking extra space.



Germasogeia is known for its vibrant community and proximity to beautiful beaches, making it a perfect place to enjoy both relaxation and recreation. With an array of local shops, cafés, and restaurants nearby, you'll have everything you need within minutes. The area offers a fantastic blend of urban convenience and natural beauty, with scenic views and easy access to outdoor activities.

This house will be part of a gated complex, ensuring privacy and security for its residents. Enjoy exclusive a...

| Property Info     |                | Plot / Area Info                   |              | Additional info  |                    |
|-------------------|----------------|------------------------------------|--------------|------------------|--------------------|
| Covered Area      | 139            | Pool                               | Yes          | Reference Number | 54792              |
| Energy Efficiency | A              | Parking                            | Covered, Yes | Property type    | House              |
| Air Conditioning  | All rooms, Yes |                                    |              | Condition        | Under Construction |
| Amenities         |                | Location                           |              |                  |                    |
| • Storage room    |                | Location: Germasogeia              |              | Region: Limassol |                    |
|                   |                | Coordinates: 34.715164 / 33.087856 |              |                  |                    |

## Price: €760 000 + VAT

VAT for this property is **€38,000** or **€144,400**. 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>€5 468.00/m<sup>2</sup></b> |                 |             |

## Representative: NCH Real Estate

|  |              |            |                               |
|--|--------------|------------|-------------------------------|
| Registration number                      | <b>1146</b>  | Email      | <b>info@nchrealestate.com</b> |
| License number                           | <b>571/E</b> | Legal name | <b>N/A</b>                    |
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## Price change history

€760 000 on Feb 13, 2025







