

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

For sale a villa with a swimming pool and a roof garden, which is part of a gated residential complex under construction. The property is located in Germasogeia district, Limassol. Quick and convenient access to all urban and beach infrastructure. Energy efficiency class – A. Covered veranda and parking.

High-quality ceramic tiles in the living room  
 Laminate flooring in the bedrooms  
 High-quality ceramic tiles in bathrooms and toilets  
 Double-layer aluminum window frames  
 High-quality entrance doors  
 Wiring for a split unit air conditioners in all rooms  
 Plumbing from European brands  
 High-quality kitchen furniture and cabinets from European brand...

#### Property Info

Covered Area	<b>462</b>
Covered Veranda	<b>67</b>
Uncovered Veranda	<b>129</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>672</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>235735</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>5+</b>

#### Amenities

- Parking

#### Location

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

## Price: €1 779 000 + VAT

VAT for this property is **€257,146** or **€338,010**. 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>€3 851.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€1 779 000 on Mar 10, 2025



