

## 4 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>204</b> |
| Covered Veranda   | <b>34</b>  |
| Uncovered Veranda | <b>67</b>  |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>300</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>235740</b>             |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2024</b>               |
| Bathrooms         | <b>4</b>                  |

### Amenities

### Location

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

## Price: €794 000 + VAT

VAT for this property is **€69,125** or **€150,860**. 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>€3 892.00/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

€794 000 on Mar 11, 2025

