

## 4 Bedroom House for Sale in Limassol District

5-bedroom villa in Germasogeia Tourist Area, Limassol, Cyprus.

Located just 200 meters from the coastline, this fully renovated villa is set in the sought-after Germasogeia Tourist Area of Limassol. Situated within a gated complex, it offers both privacy and security, making it an ideal home or vacation retreat. There is a Title Deed.

### Key Features

Private swimming pool

Fully Insulated: The villa is designed with energy efficiency in mind, keeping you cool in the summer and warm in the winter. The walls are insulated from the outside with 10 cm polystyrene foam and re-plastered. The outer walls of the first floor are made of façade stone (travertine). The roof is ...

### Property Info

Covered Area	<b>223</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>568</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>56856</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2023</b>
Bathrooms	<b>3</b>

### Amenities

- Garden

### Location

Region: **Limassol**

**Price: €1 500 000 + VAT**

VAT for this property is **€143,744** or **€285,000**. 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>~€56 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 726.00/m<sup>2</sup></b>		

**Representative: 1st Class Homes**

Registration number

**690**

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License number

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Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**Phone: **+35725310243, +35770000889****Price change history**

€1 500 000 on Mar 18, 2025











