

## 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		Plot / Area Info		Additional info	
	174 Yes Yes			Reference Number	56856
Covered Area Heating		Plot area Pool	568 Private, Yes	Property type	House
				Condition	<b>Pre-Owned</b>
Air Conditioning				Construction Year	2001-2010
				Bathrooms	3

**Amenities** Location

• Garden Region: **Limassol** 



Price: €1 300 000 + VAT

VAT for this property is **€90,103** or **€247,000**. 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 Excluded

Title transfer fee ~€48 600.00

Price per SQM €7 471.00/m²

Common expenses None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com
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License number	307/L	name	SERVICES LTD

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## **Price change history**

€1 500 000 on Mar 18, 2025 €1 400 000 on Jun 25, 2025 €1 300 000 on Jul 26, 2025

















