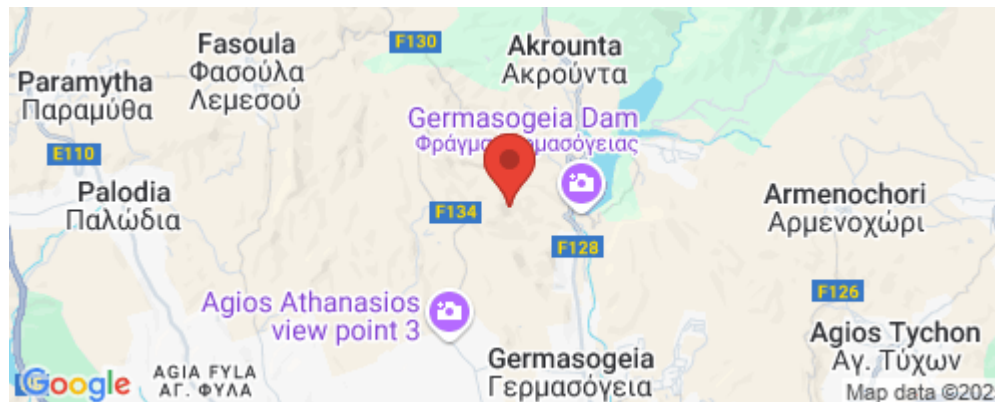


## 3 Bedroom House for Sale in Germasogeia, Limassol District

Modern Villa for Sale in Germasogeia - Luxury Living Near the Sea



Discover this stunning off-plan villa in Germasogeia, offering 146 sq.m. of elegant living space on a generous 406 sq.m. plot. The villa features 3 spacious bedrooms, 3 modern bathrooms, and 65 sq.m. of covered verandas plus 49 sq.m. of uncovered verandas, perfect for outdoor relaxation.

Designed for comfort and sustainability, this energy-efficient (A-rated) home boasts double-glazed windows, tiled floors, and high-end electric appliances. Enjoy two covered parking spaces, ample storage, and a private swimming pool. Residents also have access to premium amenities, including a landscaped communal garden, a g...

### Property Info

Covered Area **146**  
Energy Efficiency **A**

### Plot / Area Info

Plot area **406**  
Parking **Yes**

### Additional info

Reference Number **1445953**  
Property type **House**  
Bathrooms **3**

### Amenities

#### Location

**Location:** Germasogeia  
**Coordinates:** **34.744697135287 / 33.071805239597**

Region: **Limassol**

## Price: €950 000 + VAT

VAT for this property is **€47,500** or **€180,500**. 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>~€34 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 507.00/m<sup>2</sup></b>		

## Representative: Century 21

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35725267979</b>			

## Price change history

€950 000 on Mar 23, 2025





