

## 4 Bedroom House for Sale in Limassol District

For sale is this stunning villa in the desirable Germasoyeia, Green Area. Built in 2007, this spacious resale property boasts an impressive 408 m<sup>2</sup> of internal space, providing ample room for family living or entertaining. The villa features four comfortable bedrooms and two modern bathrooms, ensuring convenience and comfort. 

Set on a large plot, this villa invites you to enjoy the outdoors with a private swimming pool, perfect for relaxation under the sun. The property is south-east facing, allowing for plenty of natural light and stunning city, panoramic, and sea views. A luxurious jacuzzi further enhances the outdoor experience, making this home a true oasis.

Germasoyeia,...

### Property Info

Covered Area **408**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **780**  
Pool **Yes**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **25840**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **2**  
View **Sea view**

### Amenities

- Guest WC

### Location

Region: **Limassol**  
Coordinates: **34.717143994122 / 33.081718760497**

## Price: €1 750 000 + VAT

VAT for this property is **€242,426** or **€332,500**. 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>~€66 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 289.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€1 750 000 on Apr 5, 2025













