

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

This is a residential development defined through affordable elegance and a contemporary inspired architecture. A real estate development for those aspiring to live in one of the most cosmopolitan cities in the Mediterranean but at the same time enjoy a more relaxed and exclusive atmosphere at one of Limassol's upmarket locations.



This is a modern development of 28 houses that redefines city living. Resting in a premium location between Kalogiroi and Mesovounia in Germasogeia, one of the classiest areas in Limassol, it is a residential bliss characterised by a fresh masterplan and a cleanline architecture. A cleverly-design development that is a perfect match for those who are in...

### Property Info

Covered Area	<b>139</b>
Covered Veranda	<b>6</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>175</b>
Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>2702</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.712866654279 / 33.092751495602**

## Price: €545 210 + VAT

VAT for this property is **€27,261** or **€103,590**. 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>€3 922.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: +35725255505, +35794001333			

## Price change history

€545 210 on Apr 8, 2025











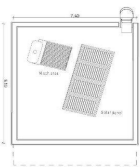




House 3A



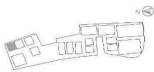
FIRST FLOOR LEVEL



ROOF LEVEL



GROUND FLOOR



Floors	2
Bedrooms	3
Bathrooms	3
Covered Internal (m <sup>2</sup> )	118.05
Covered Veranda (m <sup>2</sup> )	6.85
Roof Garden / Uncovered Veranda (m <sup>2</sup> )	6.85
Parking Covered (m <sup>2</sup> )	14.5
Private Swimming Pool	Common
Storage	NO
Total Covered (m <sup>2</sup> )	139.4
Total Area (m <sup>2</sup> )	146.25
Plot (m <sup>2</sup> )	175.3