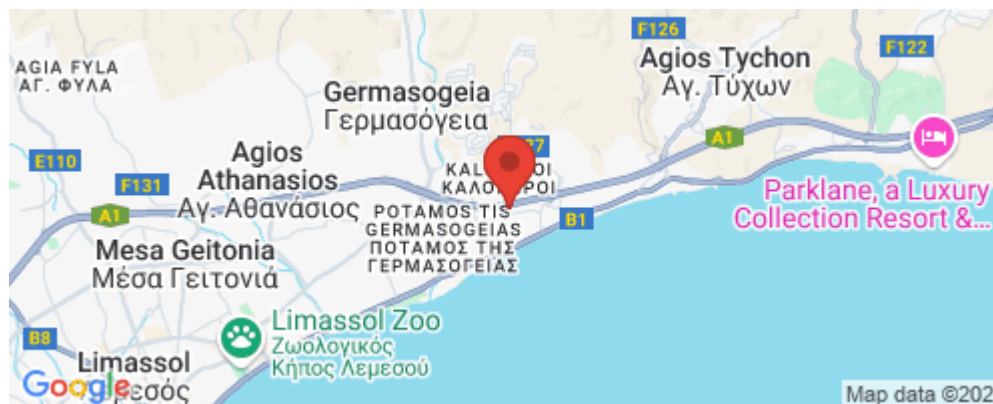


## 2 Bedroom House for Sale in Germasogeia, Limassol District

This is a striking new project at the heart of Limassol's tourist area with impressive design details, just 600 metres from the sea. Created to offer an affluent island lifestyle to all residents through a carefully laid out complex which is close to all necessary amenities, it includes 3 apartment blocks and 4 semi-detached houses.



The 4-bedroom semi-detached houses follow a modern modular design with exterior wood finishes and private landscaped gardens with mature trees and a convenient automatic irrigation system. The 2 bedroom homes include under floor heating and double glazed windows for maximum comfort throughout the year as well as provisional electric shutters, solar syst...

### Property Info

|                   |                                |
|-------------------|--------------------------------|
| Covered Area      | <b>121</b>                     |
| Uncovered Veranda | <b>25</b>                      |
| Energy Efficiency | <b>A</b>                       |
| Heating           | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>149</b>            |
| Pool      | <b>Common, Yes</b>    |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>3218</b>               |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

- Parking

### Location

**Location:** Germasogeia

Coordinates: **34.705753601675 / 33.101060873552**

Region: **Limassol**

## Price: €570 000 + VAT

VAT for this property is **€28,500** or **€108,300**. 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>€4 711.00/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: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€570 000 on Apr 8, 2025



