

3 Bedroom House for Sale in Germasogeia, Limassol District

For sale is a modern detached villa currently under construction in the sought-after area of Germasogeia. Offering a generous internal space of 139 m², this home features three comfortable bedrooms and two well-appointed bathrooms, ideal for families or those who appreciate extra space. The villa is designed with energy efficiency in mind and boasts an “A” rating, along with a central air conditioning system for year-round comfort.



Situated in a secure gated complex, residents will enjoy access to a communal swimming pool and a fully equipped gym, perfect for relaxation and wellness. The villa also offers a beautiful city view, adding to the sense of space and privacy.

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Property Info

|                  |                      |
|------------------|----------------------|
| Covered Area     | 139                  |
| Heating          | Central Heating, Yes |
| Air Conditioning | All rooms, Yes       |

Plot / Area Info

|         |                |
|---------|----------------|
| Pool    | Yes            |
| Parking | Uncovered, Yes |

Additional info

|                  |           |
|------------------|-----------|
| Reference Number | 18700     |
| Property type    | House     |
| Condition        | Brand New |
| Bathrooms        | 2         |
| View             | City view |

Amenities

- Gym

Location

Location: Germasogeia  
Coordinates: 34.724623987052 / 33.066863065935

Region: Limassol

## Price: €760 000 + VAT

VAT for this property is **€38,000** or **€144,400**. 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>€5 468.00/m²</b> |                 |             |

## Representative: Purple International Real Estate

|                     |              |            |                                    |
|---------------------|--------------|------------|------------------------------------|
| Registration number | <b>1052</b>  | Email      | <b>info@purpleinternational.eu</b> |
| License number      | <b>512/E</b> | Legal name | <b>A.A. Purple Real Estate Ltd</b> |
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## Price change history

€760 000 on May 2, 2025















