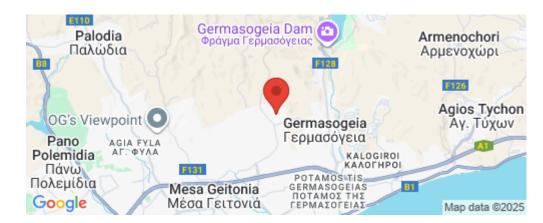


## 3 Bedroom House for Sale in Germasogeia, Limassol District

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.

...

Property Info		Plot / Area Info		Additional info	
				Reference Number	18700
Covered Area	139	Plot area	318	Property type	House
Heating	Central Heating, Yes	Pool	Yes	Condition	<b>Brand New</b>
Air Conditioning	All rooms, Yes	Parking	Uncovered, Yes	Bathrooms	2
				View	City view

Amenities Location

• Gym

Location: Germasogeia
Region: Limassol

Coordinates: 34.724623987052 / 33.066863065935



**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 Excluded

Title transfer fee None

Price per SQM €5 468.00/m²

Common expenses None

## **Representative: Purple International Real Estate**

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Phone: **+35723811058** 

## **Price change history**

€760 000 on May 2, 2025































