

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

Beautiful 4 bed Villa in the most desirable area of Limassol, situated in a highly sought after location of Germasogeia, in the tourist area of Limassol, only 600 meters away from the sea.



Central heating  
 Separate kitchen and dining area  
 Pool / BBQ area  
 Closed private parking  
 Sauna  
 Jacuzzi  
 Sold fully furnished and equipped with Miele appliances.

Available Title Deeds.

### Property Info

Covered Area	<b>338</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>585</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>13949</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

### Location



- BBQ zone

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.702695450384 / 33.104405477166**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €2 500 000 + VAT

VAT for this property is **€319,675** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 396.00/m<sup>2</sup></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>
Phone: +35723811058			

## Price change history

€2 540 000 on May 6, 2025

€2 500 000 on Jun 6, 2025















