

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

Excellent location overlooking the whole of Limassol.

Walking distance to the new proposed Folley's English School.

Easy access to the beach, Potamos Yermasoyias area with bars, restaurants, supermarkets and schools.

Unique design.

Roof Garden.

Excellent views at Limassol Bay.

### Property Info

Covered Area	<b>141</b>
Covered Veranda	<b>8</b>
Uncovered Veranda	<b>58</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool **Yes**

### Additional info

Reference Number	<b>236869</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Germasogeia Region: **Limassol**

## Price: €840 000 + VAT

VAT for this property is **€42,000** or **€159,600**. 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>€5 957.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€575 000 on May 10, 2025

€840 000 on Jun 26, 2025

