

## 19047

For sale is a beautiful resale townhouse in the desirable area of Germasogeia. This property offers a generous internal space of 156 m2, providing plenty of room for comfortable family living. The home features three spacious bedrooms and three modern bathrooms, perfectly suited for both families and professionals.



Enjoy year-round comfort with underfloor heating throughout the property. Step outside to your private swimming pool, ideal for relaxing or entertaining guests. The townhouse is located close to all essential amenities, including shops, cafes, schools, and services, making daily living convenient and stress-free.

Germasogeia is a sought-after residential area know...

### Property Info

Covered Area	<b>156</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>156</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>19047</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Garden

### Location

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.702605839635 / 33.093559288951**

## Price: €770 000 + VAT

VAT for this property is **€42,646** or **€146,300**. 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>~€27 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 936.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€770 000 on May 22, 2025











