

3 Bedroom House for Sale in Germasogeia, Limassol District

For sale: Modern detached villa currently under construction in the sought-after area of Germasogeia. This spacious home offers 191 m2 of internal living space, including three comfortable bedrooms and two stylish bathrooms. The villa features an energy efficiency rating of A, ensuring both comfort and reduced energy costs all year round. Benefit from a central AC system, providing perfect temperatures through every season.



Located within a secure, gated complex, residents can enjoy excellent communal facilities, including a large swimming pool and a fully equipped gym. The property offers captivating city views, bringing a lively backdrop to your daily life.

Germasogeia is ...

Property Info

Covered Area	191
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	483
Pool	Yes
Parking	Uncovered, Yes

Additional info

Reference Number	19054
Property type	House
Condition	Brand New
Bathrooms	2
View	City view

Amenities

- Gym

Location

Location: Germasogeia  
Coordinates: 34.724623987052 / 33.066863065935

Region: Limassol

## Price: €1 390 000 + VAT

VAT for this property is **€111,273** or **€264,100**. 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>€7 277.00/m<sup>2</sup></b>		

## Representative: Purple International Real Estate

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## Price change history

€1 390 000 on May 22, 2025













