

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

The perfect living experience for those who love the thrill of the city and the freedom of the outdoors. This is the best of both worlds. More views, more open space, more facilities...more to life. Located in the sought after area of Germasogeia, Just 10 minutes away from everything in Limassol, with panoramic views of the city and sea.



Part of a secure gated community with communal swimming pool, gym and gardens. Outdoor playground and sports facilities. Indoor gym and outdoor seating area.

These 3 bed villas have VRV Cooling, underfloor heating, fully fitted kitchens, private pools, photovoltaic panels and much more!!!!

### Property Info

Covered Area	<b>146</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>406</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>14351</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Gym

### Location

**Location:** Germasogeia  
**Coordinates:** **34.723762413291 / 33.074880571204**

Region: **Limassol**

## Price: €905 000 + VAT

VAT for this property is **€45,250** or **€171,950**. 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>€6 199.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€905 000 on Jun 6, 2025

