

## 3 Bedroom House for Sale in Limassol District

Estimated Completion: September 2026



For sale: A modern detached house under construction in the desirable area of Germasoyeia, Mesovounia. This home offers a comfortable internal space of 120.6 m<sup>2</sup>, thoughtfully designed for practical living. The layout includes three spacious bedrooms and three well-appointed bathrooms, perfect for families or those seeking extra room. The third bedroom can be used as a bedroom or an office area.

Built in 2026, the property boasts an energy efficiency rating of A, ensuring a comfortable environment and low utility costs all year round. The house features contemporary architectural style and quality materials, promising both style and durab...

### Property Info

Covered Area	<b>121</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>230</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>26855</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Guest WC

### Location

Region: **Limassol**  
Coordinates: **34.712283143061 / 33.093418375943**

## Price: €573 000 + VAT

VAT for this property is **€28,650** or **€108,870**. 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>€4 736.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€545 210 on Jun 25, 2025  
 €573 000 on Jan 16, 2026



House 26

Floors	2
Bedrooms	3
Bathrooms	3
Covered Internal (m <sup>2</sup> )	120.6
Covered Veranda (m <sup>2</sup> )	20
Roof Garden/Uncovered Veranda (m <sup>2</sup> )	15.8
Parking Covered (m <sup>2</sup> )	15
Private Swimming Pool	NO
Storage	yes
Total Covered (m <sup>2</sup> )	155.6
Total Area (m <sup>2</sup> )	171.4
Plot (m <sup>2</sup> )	230





