

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

For sale: three-bedroom detached house in the Agios Athanasios area of Limassol, with a total area of 140 m<sup>2</sup> on a 290 m<sup>2</sup> plot. The house is fully furnished with luxurious solid wood furniture and equipped with an alarm system and surveillance cameras on the first floor. All rooms have air conditioning, motorized roller blinds and mosquito screens on the windows, and blackout roller blinds inside. The property includes three bathrooms, and the master bedroom features a walk-in wardrobe. A roof garden offers a sea view. Built in 2018, the house has an energy efficiency rating of class B. Ideally located within walking distance to Sklavenitis supermarket, Columbia Beach, a public school, a...

### Property Info

Covered Area	<b>140</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>157559</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

#### Location

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

## Price: €800 000 + VAT

VAT for this property is **€40,000** or **€152,000**. 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>~€28 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 714.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
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## Price change history

€860 000 on Jun 26, 2025  
 €800 000 on Jul 12, 2025



