


## 470m<sup>2</sup> House for Sale in Parekklesia, Limassol District

For sale in the prestigious area of Germasoyeia, Kalogiroi, this impressive resale villa offers a rare opportunity for luxury living. Set on a large plot, this property features 470 m2 of internal space, making it ideal for growing families or those who love to entertain. The villa boasts six spacious bedrooms and six bathrooms, offering ample comfort and privacy for all. 

Step inside and enjoy an airy and bright atmosphere throughout the expansive living areas. A modern central AC system ensures comfort in every season. The private swimming pool is perfect for relaxing days at home, while the generous outdoor spaces invite gatherings and enjoyment of the lovely climate.

Germ...

### Property Info

Covered Area **470**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **775**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **26906**  
 Property type **House**  
 Condition **Pre-Owned**  
 View **Sea view**

### Amenities

- Storage room

### Location

**Location:** Parekklesia Region: **Limassol**  
 Coordinates: **34.707221490856 / 33.102122002116**

## Price: €2 100 000 + VAT

VAT for this property is **€305,170** or **€399,000**. 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>~€80 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 468.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€2 100 000 on Jun 27, 2025





