

## 3 Bedroom House for Sale in Limassol District

Charming 3-Bedroom House for Sale in Prime Tourist Area of Germasogeia. Located in one of Limassol's most sought-after areas, this spacious two-level home offers a rare opportunity for comfortable living or a smart investment just minutes from the beach, restaurants, and all major amenities.

### Key Features

- 3 spacious bedrooms
- 1 full bathroom (with space to create an additional bathroom upstairs)
- 1 guest toilet on the ground floor
- Separate living room and dining area
- Fully equipped kitchen
- Garage plus covered car park
- Well-maintained outdoor areas, ideal for relaxation or entertaining

### House Details

Covered area: 136 sq...

#### Property Info

Covered Area	<b>147</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>Yes</b>

#### Plot / Area Info

Plot area	<b>300</b>
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#### Additional info

Reference Number	<b>58618</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2015</b>
Bathrooms	<b>1</b>

#### Amenities

- Storage room

#### Location

Region: **Limassol**

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 422.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€650 000 on Jul 10, 2025













