

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

A lovely well appointed villa nestled in a quiet residential area of Germasogia. This beautifully maintained detached house offers both privacy and convenience, with easy access to all main roads of Limassol and close proximity to top schools. ✖

The home is in excellent condition throughout and features a welcoming entrance hall leading into a spacious open-plan sitting, lounge, and dining area. A guest WC and a fully equipped modern kitchen with an island bar flow seamlessly into a practical utility space. Large patio doors open to generous verandas, perfect for relaxing or entertaining.

Upstairs, the property boasts four well-appointed bedrooms—two with en-suite bath...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>430</b>	Plot area	<b>408</b>	Reference Number	<b>30367</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Pre-Owned</b>
				Bathrooms	<b>4</b>

<b>Amenities</b>	<b>Location</b>	
• Guest WC	<b>Location:</b> Germasogeia <b>Coordinates:</b> <b>34.721172 / 33.08486</b>	Region: <b>Limassol</b>

## Price: €995 000 + VAT

VAT for this property is **€140,457** or **€189,050**. 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 Price per SQM	<b>~€36 400.00</b> <b>€2 314.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	--	-----------------	-------------

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€995 000 on Jul 12, 2025

