

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

3 bedroom villa for sale in the tourist area of Germasogeia, Limassol, just 300 meters from the beach. The house is located in a gated complex with a closed private road. It has 3 levels: on the ground floor there is a spacious living-dining room, kitchen and guest toilet; on the second floor there are 3 bedrooms, one of which has a separate shower and toilet, as well as a shared bathroom; on the third level there is a full-fledged attic room with heating, water supply, air conditioning and an entrance door. The house has an area of 200 m2 (including balconies and a veranda), a plot of 400 m2. The house is characterized by high quality construction and modern improvements. The foundation...

### Property Info

Covered Area	<b>210</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

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

Reference Number	<b>166167</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

#### Location

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

## Price: €1 300 000 + VAT

VAT for this property is **€117,000** or **€247,000**. 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>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 190.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
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## Price change history

€1 300 000 on Jul 15, 2025

