

## 3 Bedroom House for Sale in Limassol District

Three-bedroom house part of a residential complex in Germasogeia, Limassol.

The ground floor comprises of an open plan living/dining room, a kitchen with sitting area, a guest toilet, a shower room and a storage room. The first floor comprises of three bedrooms (one en-suite with walk in closet), an office, a bathroom and a laundry room.

Externally there is a covered parking space and a yard with a private swimming pool.

### Property Info

Covered Area	<b>486</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>700</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>58906</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>

### Amenities

- Garden

### Location

Region: **Limassol**

## Price: €1 400 000 + VAT

VAT for this property is **€205,506** or **€266,000**. 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>~€52 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 881.00/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

€1 400 000 on Jul 26, 2025

