

### 3 Bedroom House for Sale in Gerasa, Limassol District

Eco-Friendly 3-Bedroom House in Pine Forest Near Heritage School

120 m<sup>2</sup> home surrounded by nature, next to a river, just 8 minutes from Heritage & Island schools. Equipped with 9.1kW registered solar panels (free electricity), EV charger, glass fireplace with central heating, heated kitchen floor, unlimited hot water, CCTV, and backup generator. Includes a separate maid's house with kitchen and shower. All titles ready for housing loan. Fresh air at 440m above sea level, only 20 minutes from Foleys. Bonus: profitable business next to the house with great potential to expand.

#### Property Info

Covered Area **122**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **900**

#### Additional info

Reference Number **239044**  
 Property type **House**  
 Condition **Pre-Owned**  
 Construction Year **2019**  
 Bathrooms **2**

#### Amenities

#### Location

**Location:** Gerasa Region: **Limassol**

## Price: €420 000 + VAT

VAT for this property is **€21,000** or **€79,800**. 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>~€13 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 443.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€440 000 on Aug 26, 2025

€420 000 on Oct 21, 2025



