

## 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		Plot / Area Info		Additional info	
Covered Area	<b>122</b>			Reference Number	<b>239044</b>
Energy Efficiency	<b>B</b>	Plot area	<b>900</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Pre-Owned</b>
				Construction Year	<b>2019</b>
				Bathrooms	<b>2</b>
Amenities		Location			
		<b>Location:</b> 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 Price per SQM	<b>~€13 400.00</b> <b>€3 443.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€440 000 on Aug 26, 2025

€420 000 on Oct 21, 2025



