

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

This villa is located within the Agios Athanasios municipality, in “Columbia” area. It is close to the supermarkets, has a very easy access to Kolonakiou Avenue and a direct access towards the highway. The house is built with quality materials and has a modern style. It consists of a basement, ground floor, first floor and a roof garden. From all the bedrooms on the first floor and from the roof garden the villa enjoys the views of the city of Limassol as well as the sea. Basement has a spacious bedroom which can be used as a guest room or maid’s room, two storage rooms, living room and a private bathroom. Ground floor has a kitchen, a living room, a dinning area, guest ...



### Property Info

Covered Area	<b>392</b>
Covered Veranda	<b>122</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **341**

### Additional info

Reference Number	<b>S128-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates:** **34.7035586 / 33.0731701**

## Price: €1 350 000 + VAT

VAT for this property is **€184,179** or **€256,500**. 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>~€50 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 444.00/m²</b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
Phone: <b>+35725059360, +35797544416</b>			

## Price change history

€1 350 000 on Aug 26, 2025















