

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

Delightful Detached, Four-Bedroom Villa for sale in Germasogia area, Limassol. Great location, it is situated close to amenities and services such as schools, supermarkets and other amenities. In addition, the property has excellent access to the Limassol – Larnaca. Also, it's just a short drive away from Limassol Town Centre, the harbor and the beach.



Villa for sale in Germasogia area, with basement, ground floor and basement. On the ground floor consists of a living room as an open space, kitchen, dining room and guest toilet. The first floor consists of 4 bedrooms, one main bathroom with W/C, one en – suite bathroom with W/C and walk – in closet to the master bedroom an...

### Property Info

Covered Area	<b>457</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>654</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>52878</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>

### Amenities

- Gym

### Location

**Location:** Germasogeia  
**Coordinates:** **34.728702 / 33.066196**

**Region:** **Limassol**

## Price: €2 650 000 + VAT

VAT for this property is **€381,728** or **€503,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 799.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€2 650 000 on Aug 29, 2025





































