

3 Bedroom House for Sale in Germasogeia, Limassol District

Amazing, Three Bedrooms 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.



Luxury villa for sale in a prime location of Germasogia, Limassol. The ground floor consists of an open plan kitchen with sitting area, and open plan living room and dining area and a guest toilet. On the first floor, there are three bedrooms, one en – suite shower with W/C and Walk – In Closet to the master bedroom, one main bathroom ...

| Property Info | | Plot / Area Info | | Additional info | |
|------------------|-------------------------|------------------|--------------|-----------------|-----------------|
| Covered Area | 185 | Plot area | 420 | Reference Numb | er 53122 |
| Covered Alea | 103 | FIUL alea | 420 | Property type | House |
| Heating | Underfloor Heating, Yes | Pool | Yes | | |
| • | - | | | Condition | Brand New |
| Air Conditioning | All rooms, Yes | Parking | Covered, Yes | Bathrooms | 2 |

Amenities Location

• Gym

Coordinates: **34.728702** / **33.066196**



Price: €1 485 000 + VAT

VAT for this property is €113,582 or €282,150. 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 | Excluded | Title transfer fee | lone | ovnoncos None |
|-----|----------|--------------------|-------------------------|---------------|
| | | Price per SOM | 8 027.00/m ² | expenses None |

Representative: Kalogirou Real Estate

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|---------------------|-------|------------|------------------------------|
| License number | 569/E | Legal name | N/A |

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Price change history

€1 485 000 on Sep 20, 2025

















































