

3 Bedroom House for Sale in Germasogeia, Limassol District

Luxury, 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, with 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 to the master bedroom and one main shower with W/C.

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Property Info		Plot / Area Info		Additional info	
Covered Area	417	Plot area	401	Reference Number 53124	
Covered Area	41/	Plot area	491	Property type	House
Heating	Underfloor Heating, Yes	Pool	Yes		
<u> </u>	<u>. </u>			Condition	Brand New
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Bathrooms	4

Amenities Location

Location: Germasogeia Region: **Limassol**

Coordinates: 34.728702 / 33.066196

• Gym



Price: €2 200 000 + VAT

VAT for this property is €307,209 or €418,000. 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 N	one Common ovnensos	Nama
		Price per SOM €	5 276.00/m ² Common expenses	None

Representative: Kalogirou Real Estate

Registration number	1104	Email	info@kalogirourealestate.com
License number	569/E	Legal name	N/A

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Price change history

€2 200 000 on Sep 20, 2025

















































