

## 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

Covered Area **417**  
Heating **Underfloor Heating, Yes**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **491**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **53124**  
Property type **House**  
Condition **Brand New**  
Bathrooms **4**

### Amenities

- Gym

### Location

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

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€5 276.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€2 200 000 on Sep 20, 2025



















