

## 3 Bedroom House for Sale in Limassol District

A new modern house complete with all amenities, situated in a cul-de-sac, in a quiet road of Germasoyia with spectacular panoramic sea views.

It is a bungalow with 3 bedrooms and 3 bathrooms, one of which is an en-suite in the Master bedroom.

The dining area and lounge room enjoy a double high ceiling and there are sliding doors that open completely for an indoor/outdoor feel.

There are two covered garages, and a store room.

The house has energy efficiency A+

The salt-water, Miami style pool is 13x4m

Photovoltaic system 5.5Kw

No VAT

### Property Info

Covered Area	<b>230</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>624</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>44854</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2021</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

Region: **Limassol**

## Price: €1 250 000 + VAT

VAT for this property is **€123,370** or **€237,500**. 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>~€46 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 435.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€1 450 000 on Sep 23, 2025

€1 250 000 on Sep 25, 2025











