

### 3 Bedroom House for Sale in Limassol District

For sale: A modern resale villa offering 173 m<sup>2</sup> of internal space, located in the popular Germasoyeia Tourist Area. This beautifully designed home features three spacious bedrooms and three stylish bathrooms, making it ideal for families or those seeking extra space. The villa was built in 2020 and stands out with its A-class energy efficiency, promising both comfort and cost savings.



Step inside to discover contemporary interiors, fully furnished with high-quality pieces. You will enjoy comfort year-round with a central AC system and underfloor heating throughout the home. The property benefits from panoramic views, giving you a sense of openness and relaxation with every glance...

#### Property Info

Covered Area **173**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **27971**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

#### Amenities

- Storage room

#### Location

Region: **Limassol**  
 Coordinates: **34.701809804578 / 33.092653088943**

## Price: €1 950 000 + VAT

VAT for this property is **€133,795** or **€370,500**. 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>~€74 600.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€11 272.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€2 000 000 on Sep 23, 2025

€1 950 000 on Jan 16, 2026









