

### 3 Bedroom House for Sale in Germasogeia, Limassol District

This villa is a well-thought designed, property located in Kefalokremmos, Germasogeia. A really unique location with brand-new homes, great infrastructure and tranquil surroundings just three minutes drive from the roundabout. Excellent area for families that are looking to live in a safe and clean environment that pleases the eye. Most probably the nicest area in Limassol for villa developments. The 40% density of the area assures that only private homes can be built. This villa has a total of three bedrooms, all of them being ensuite. There is an additional one ensuite studio on a separate housing unit which can be used for the as a guest bedroom, as an office or a gym. The villa enjoys...

#### Property Info

Covered Area **186**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **No**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **179045**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **3**

#### Amenities

#### Location

**Location:** Germasogeia Region: **Limassol**

## Price: €760 000 + VAT

VAT for this property is **€58,594** or **€144,400**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 086.00/m<sup>2</sup></b>		

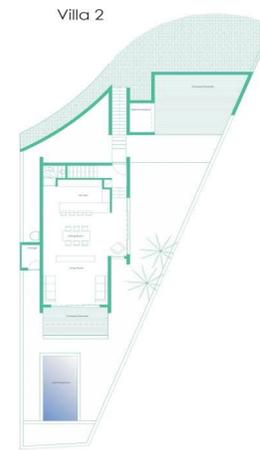
## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35796644888</b>			

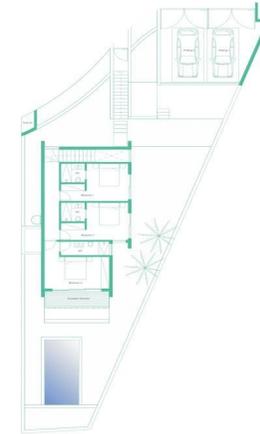
## Price change history

€760 000 on Oct 1, 2025



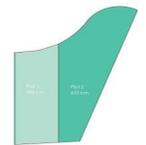


Ground Floor  
85 s.m.



First Floor  
85 s.m.

Three Bedroom - Four Bathrooms  
Swimming Pool  
Maid's Room / Office / Gym  
Storage - Parking x2



**Plot Size** **410 s.m.**  
Indoor Area 170 s.m.  
Covered Verandas 16 s.m.