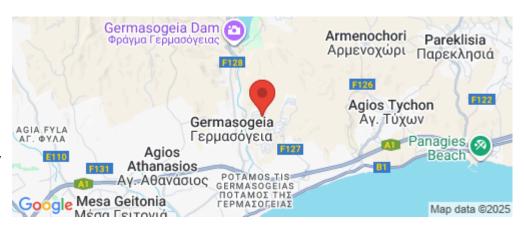


## 3 Bedroom House for Sale in Germasogeia, Limassol District

This exceptional villa in Germasogia, an area famous for its tranquility and natural beauty, strikes the perfect balance between serenity and accessibility. With its breathtaking views, impeccable design, and prime location just a short drive from Limassol and the sandy beaches, this property is a true gem.

Boasting three bedrooms with an option for a fourth pending authorities' approval, three en-suite bathrooms, and an additional WC, this residence spans 235 square meters of covered area on a generous plot. The property includes an office space, double covered parking, mechanical/storage area, utility room, and internal storeroom.

Enhanced with numerous extras, the vil...



Property Info		Plot / Area Info		Additional info	
Covered Area	290			Defense a Noveleau	7570
Covered Veranda	55			Reference Number	7572 
Furnishing	Furnished	Plot area	701	Property type	House
Energy Efficiency	A	Pool	Yes	Condition	Pre-Owned
Heating	Underfloor Heating, Yes			Construction Year	2018
Air Conditioning	All rooms, Yes			Bathrooms	3

Amenities Location

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

Coordinates: 34.723789 / 33.09406



Price: €2 200 000 + VAT

VAT for this property is €258,690 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 ~€84 600.00

Price per SQM €7 586.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

Registration number 1013 Email info@cyprus-sothebysrealty.com
License number 517/E Legal name ConceptRealty Ltd

Phone: +35726080180, +35797612926

## **Price change history**

€2 200 000 on Oct 8, 2025







