

### 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

Covered Area	<b>290</b>
Covered Veranda	<b>55</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>701</b>
Pool	<b>Yes</b>

#### Additional info

Reference Number	<b>7572</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2018</b>
Bathrooms	<b>3</b>

#### 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	<b>Excluded</b>	Title transfer fee	<b>~€84 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 586.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€2 200 000 on Oct 8, 2025











