

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

This elegant two-story house with an extra basement area is situated on a 1000 sqm plot in the prestigious Kalogiri area of Limassol. The area is known for its tranquility and prestigious neighbours, as well as its proximity to all necessary amenities. Elite schools, shops, pharmacies, and cafes are just a few minutes' drive away.

The property offers stunning views of the sea, the mountains, and the city. All the elegantly furnished and equipped areas of the house, including four bedrooms, the living room and the kitchen, are fitted with air conditions to ensure comfortable climate year-round. In winter months you will appreciate two cozy fireplaces, one in the living room and...

### Property Info

Covered Area	<b>363</b>
Uncovered Veranda	<b>150</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1000</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>9740</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1991-2000</b>
Bathrooms	<b>5+</b>

### Amenities

- Parking

### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates:** **34.707496 / 33.101242**

## Price: €2 800 000 + VAT

VAT for this property is **€370,017** or **€532,000**. 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>~€108 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 713.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€2 800 000 on Oct 8, 2025

























