

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

Discover an exquisite two-story residence located within a prestigious complex in the highly sought-after Kalogiri area of Germasogeia. This luxurious home offers a serene escape, just a 15-minute walk from Limassol's golden sandy beaches, making it the perfect retreat for those seeking peace and convenience. The elegant interiors are spacious and thoughtfully designed, featuring a large veranda with breathtaking, unobstructed sea views.

Imagine waking up to the gentle sound of the waves and savoring your morning coffee and the refreshing Mediterranean breeze on the sunlit terrace. With its private yard, this property offers an ideal balance of luxury and comfort, providing a tran...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>130</b>            |
| Covered Veranda   | <b>3</b>              |
| Uncovered Veranda | <b>10</b>             |
| Furnishing        | <b>Furnished</b>      |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>200</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>10129</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2001-2010</b> |
| Bathrooms         | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates:** **34.705215 / 33.098787**

## Price: €595 000 + VAT

VAT for this property is **€29,750** or **€113,050**. 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>~€20 400.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 577.00/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>              |
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## Price change history

€595 000 on Oct 8, 2025











