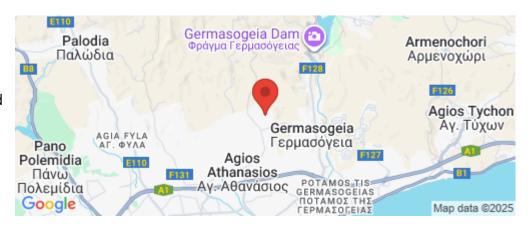


## 3 Bedroom House for Sale in Germasogeia, Limassol District

This magnificent villa represents the perfect blend of luxury and modern comfort. Situated in the picturesque Germassoya area, it offers an exceptional environment for relaxation and privacy, making it the ideal retreat for those seeking tranquility while remaining close to urban amenities. Equipped with the latest security systems, including alarms and CCTV, the villa provides complete peace of mind for you and your family. The villa's interior is tastefully designed, with an open-plan layout that creates a sense of spaciousness and natural light. The highest attention has been paid to air quality, with an advanced oxygen filtration system in the swimming pool that guarantees clean, fr...



Property Info		Plot / Area Info		Additional info	
Covered Area	386			Reference Number	10684
Covered Veranda	40	Plot area Pool	465 Yes	Property type	House
Furnishing	Furnished			Condition	<b>Pre-Owned</b>
Heating	Underfloor Heating, Yes			Construction Year	2022
Air Conditioning	All rooms, Yes			Bathrooms	3

Amenities Location

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

Coordinates: 34.725917 / 33.067306



**Price: €1 970 000 + VAT** 

VAT for this property is €267,124 or €374,300. 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.

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VAT Excluded

Title transfer fee ~€75 400.00

Price per SQM €5 104.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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License number 517/E Legal name ConceptRealty Ltd

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## **Price change history**

€1 970 000 on Oct 8, 2025













