

### 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

Covered Area	<b>386</b>
Covered Veranda	<b>40</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>465</b>
Pool	<b>Yes</b>

#### Additional info

Reference Number	<b>10684</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2022</b>
Bathrooms	<b>3</b>

#### 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.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€75 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 104.00/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

€1 970 000 on Oct 8, 2025













