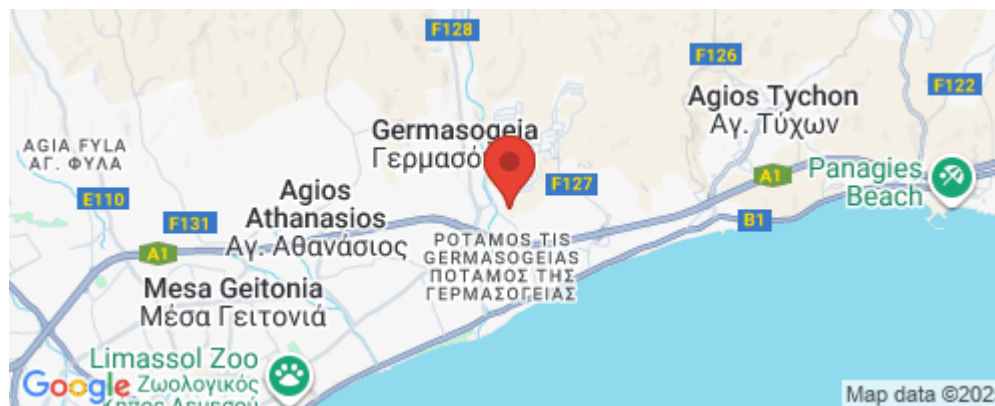


## 3 Bedroom House for Sale in Germasogeia, Limassol District

This exclusive new development of 28 elegant homes redefines modern family living in one of Limassol's most prestigious residential enclaves. Set between Kalogiroi and Mesovounia, in the serene Germasogeia area, it offers a rare balance of privacy, style, and convenience—just one kilometer from the Mediterranean shoreline.

Each residence features clean architectural lines, high ceilings, and carefully planned interiors designed to maximize natural light and space. Turnkey specifications include ceramic flooring, laminate-finished bedrooms, quality European kitchens and wardrobes, and provisions for air-conditioning in all rooms. Select homes offer landscaped gardens, private poo...



### Property Info

Covered Area	<b>362</b>
Covered Veranda	<b>67</b>
Uncovered Veranda	<b>129</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>671</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>12104</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>5+</b>

### Amenities

- Parking

### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates:** **34.711061 / 33.092729**

## Price: €1 778 555 + VAT

VAT for this property is **€234,750** or **€337,925**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 913.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
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## Price change history

€1 778 555 on Oct 8, 2025









