

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

Reference ID: #SA30786 Price details: €1,500,000 A detached 4-bedroom house in Germasogeia. The house consists of entrance, sitting/dining area with fireplace, kitchen with breakfast/diner/tv and lounge area, guest toilet and parking area on the lower level and 4 bedrooms (the master with ensuite), main bathroom, and utility area. It has double glazed windows, fly screens, fully a/c throughout, insulated walls, and provision for c/h, electric gated drive in, elevated position with lovely views. The covered area is 304m<sup>2</sup> with a lower ground area which is used for parking of 136m<sup>2</sup> covered. The plot size is 1017m<sup>2</sup>.



### Property Info

Covered Area	<b>304</b>
Covered Veranda	<b>136</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1017</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA30786</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

**Location:** Germasogeia

Coordinates: **34.711320376768 / 33.079205362765**

Region: **Limassol**

## Price: €1 500 000 + VAT

VAT for this property is **€181,382** or **€285,000**. 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>~€56 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 934.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 500 000 on Oct 19, 2023









