

## 4 Bedroom House for Sale in Limassol District

4 bedrooms luxury villa in one of the most prestigious areas of Limassol – Germasogeia Green Area.



- 4 Bedrooms
- 4 W/C
- Internal Area: 430 m<sup>2</sup>
- Covered Veranda: 30 m<sup>2</sup>
- Plot Size: 408 m<sup>2</sup>
- Year built: 2009
- Guest Toilet
- Basement with 2 Rooms, Kitchen & Bathroom
- BBQ Area & Paved Veranda
- Fully Central Heated & Air Conditioned
- Parking: Covered Garage for 2 cars
- Built in 2009
- Sea and Mountain views

### Property Highlights:

- Condition: Excellent resale
- Spacious Layout Ideal for Family Living
- Quiet Location Offering Privacy and...

### Property Info

Covered Area	<b>430</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>408</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>14562</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

- Guest WC

**Location**

Region: **Limassol**

Coordinates: **34.715164 / 33.087856**

## Price: €995 000 + VAT

VAT for this property is **€140,457** or **€189,050**. 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>~€36 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 314.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€995 000 on Oct 18, 2025











