

3 Bedroom House for Sale in Germasogeia, Limassol District

A new modern house complete with all amenities, situated in a cul-de-sac, in a quiet road of Germasoyia with spectacular panoramic sea views.

It is a bungalow with 3 bedrooms and 3 bathrooms, one of which is an en-suite in the Master bedroom.

The dining area and lounge room enjoy a double high ceiling and there are sliding doors that open completely for an indoor/outdoor feel.

There are two covered garages, and a store room.

The house has energy efficiency A+

The salt-water, Miami style pool is 13x4m

Photovoltaic system 5.5Kw

No VAT

Property Info

Covered Area **230**
 Energy Efficiency **A**
 Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **624**
 Pool **Yes**

Additional info

Reference Number **240061**
 Property type **House**
 Condition **Pre-Owned**
 Construction Year **2021**
 Bathrooms **3**

Amenities

Location

Location: Germasogeia Region: **Limassol**

Price: €1 250 000 + VAT

VAT for this property is **€123,370** or **€237,500**. 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	Excluded	Title transfer fee	~€46 600.00	Common expenses	None
		Price per SQM	€5 435.00/m²		

Representative: MySpace

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Price change history

€1 250 000 on Oct 22, 2025



