

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

Modern two-bedroom villa for sale in Germasogeia, Limassol, with a total area of 225 m2, including a living area of 145 m2, a covered veranda of 9 m2, an open veranda of 6 m2 and a spacious roof garden of 68 m2. The land area is 372 m2. The villa consists of three levels: on the ground floor there is a living room combined with an open kitchen, a guest toilet and access to the garden, on the second floor there are two bedrooms and two bathrooms, and on the third level there is a roof terrace with panoramic views of the sea and the city.

### Property Info

Covered Area	<b>228</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>183981</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

#### Location

**Location:** Germasogeia Region: **Limassol**

## Price: €680 000 + VAT

VAT for this property is **€66,568** or **€129,200**. 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>~€23 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 982.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
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## Price change history

€680 000 on Oct 24, 2025

