

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

This luxurious 3-bedroom villa offers high-specification finishes and an Italian-designed kitchen, blending elegance with modern living. Surrounded by landscaped gardens, the property provides a serene and tranquil environment, perfect for a comfortable and refined lifestyle. Details: 3-bedroom villa 2 bathrooms: 1 en-suite. Total covered area of 157 square meters. Italian-designed kitchen. High-specification finishes throughout. Private parking. Located in desirable hills of Limassol, Lana Villas comprises 7 luxuriously appointed 3-bedroom residences, which harmoniously blend with their natural surroundings. Lana Villas are within a short drive of award-winning sandy beaches, close to a pleth...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>136</b>	Plot area	<b>380</b>	Reference Number	<b>pa-105-2047</b>
				Property type	<b>House</b>
				Condition	<b>Pre-Owned</b>
				Bathrooms	<b>2</b>
Amenities		Location			
		<b>Location:</b> Germasogeia		Region: <b>Limassol</b>	
Coordinates: <b>34.738198 / 33.081634</b>					

## Price: €1 020 000 + VAT

VAT for this property is **€51,000** or **€193,800**. 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 Price per SQM	<b>~€37 400.00</b> <b>€7 500.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Pafilia

Registration number	<b>N/A</b>	Email	<b>enquiries@pafilia.com</b>
License number	<b>N/A</b>	Legal name	<b>N/A</b>
Phone: <b>+35726848800, +35725590880</b>			

## Price change history

€1 020 000 on Nov 20, 2025





FLOOR PLANS – VILLA 5



GROUND FLOOR



FIRST FLOOR