

### 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

**Location:** Germasogeia                      Region: **Limassol**  
**Coordinates:** **34.738198 / 33.081634**

## 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	<b>~€37 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 500.00/m<sup>2</sup></b>		

## 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>
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## Price change history

€1 020 000 on Nov 20, 2025





FLOOR PLANS – VILLA 5



GROUND FLOOR



FIRST FLOOR