


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

Welcome to your dream home—an exquisite 3-bedroom villa that seamlessly blends modern urban comforts with the tranquility of nature. Located just 10 minutes from the heart of Limassol, this stunning property offers the best of both worlds: close proximity to the city's vibrant life and the peaceful serenity of your own private retreat. 

### Property Highlights:

Total Covered Area: 211 sqm

Internal Covered Area: 146 sqm

Covered Veranda: 65 sqm

Uncovered Veranda: 49 sqm

Master Bedroom with En Suite Shower - Enjoy privacy and comfort with a beautifully designed master suite featuring an en suite shower.

Private Swimming Pool - Your very ...

### Property Info

Covered Area	<b>211</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>406</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>32002</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Guest WC

### Location

**Location:** Germasogeia  
**Coordinates:** **34.712722308685 / 33.08400302359**

Region: **Limassol**

## Price: €970 000 + VAT

VAT for this property is **€87,760** or **€184,300**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 597.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€920 000 on Nov 28, 2025

€970 000 on Mar 3, 2026



