

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

Discover where city life meets nature in perfect harmony. Set along a stunning 17km promenade and nestled between the hills, city, and sea, this project offers an unparalleled lifestyle in one of the Mediterranean's most sought-after locations. With vibrant city attractions, historic streets, cafes, restaurants, designer boutiques, and easy access to both mountain escapes and coastal adventures, it's the best of both worlds. ✖

### Features & Highlights:

Prime Location: Just moments away from the bustling city center, cobbled streets, and beautiful seafront. Quick access to the mountains or other cities via the main highway.

Modern Villas: Designed for contemporary l...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>211</b>	Plot area	<b>406</b>	Reference Number	<b>32003</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>2</b>

Amenities	Location	Region
• Gym	<b>Location:</b> Germasogeia <b>Coordinates:</b> <b>34.712722308685 / 33.08400302359</b>	<b>Limassol</b>

## 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 Price per SQM	<b>None</b> <b>€4 597.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€970 000 on Nov 28, 2025



