

## 3 Bedroom House for Sale in Limassol District

Resale 3 Bedrooms Vila in Germasogeia, Limassol.



Set in the exclusive Germasogeia area, this villa enjoys a prime location in one of Limassol's finest neighborhoods.

### Property Specifications :

- 3 Bedrooms
- 3 Wc
- Indoor area: 145 sqm
- Covered veranda: 9 sqm
- Uncovered veranda: 6 sqm
- Roof garden: 68 sqm
- Total area: 225 sqm
- Plot: 372 sqm.

### Views & Location:

- Unobstructed panoramic views of the Mediterranean Sea
- Quiet, upscale residential neighborhood with excellent access to the highway and city amenities

This villa features 3 levels.

The ground floor level h...

Property Info	Plot / Area Info	Additional info
Covered Area Heating Air Conditioning	<b>145</b> <b>Central Heating, Yes</b> <b>All rooms, Yes</b>	Plot area Parking
		<b>372</b> <b>Uncovered, Yes</b>
		Reference Number Property type Condition Bathrooms View
		<b>15502</b> <b>House</b> <b>Pre-Owned</b> <b>3</b> <b>Sea view</b>

- Guest WC

**Location**

Region: **Limassol**

Coordinates: **34.724282840806 / 33.091748963054**

## Price: €680 000 + VAT

VAT for this property is **€34,000** 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 Price per SQM	<b>~€23 800.00</b> <b>€4 690.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	--	-----------------	-------------

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€680 000 on Dec 2, 2025







