

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

A spacious 180 sqm property set on a 261 sqm land plot, offering comfortable living and excellent development potential.

The house features 4 bedrooms and 2 bathrooms, including one guest WC and one main bathroom with a bathtub. The property holds title deeds for the land only and was built in 1982.

A key advantage is the possibility to build up to two additional floors, making it an ideal option for expansion or investment.

An attractive opportunity for buyers seeking space, land ownership, and future development potential.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>180</b>			Reference Number	<b>241932</b>
Furnishing	<b>Furnished</b>	Plot area	<b>2612</b>	Property type	<b>House</b>
Energy Efficiency	<b>B</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
Air Conditioning	<b>All rooms, Yes</b>			Construction Year	<b>1990 and older</b>
				Bathrooms	<b>2</b>
Amenities		Location			
• Parking		<b>Location:</b> Germasogeia Region: <b>Limassol</b>			

## Price: €550 000 + VAT

VAT for this property is **€40,333** or **€104,500**. 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>~€18 600.00</b> <b>€3 056.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	--	-----------------	-------------

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€550 000 on Jan 28, 2026







