

### 3 Bedroom House for Sale in Germasogeia - Tourist Area, Limassol District

Located in the highly desirable Germasogeia Tourist Area of Limassol, this charming 3-bedroom Semi-Detached house offers an excellent combination of comfort, functionality, and prime location—ideal for both permanent living and investment.

The property features 100 sqm of internal living space, thoughtfully laid out to provide a warm and welcoming atmosphere. It is complemented by a 13 sqm covered veranda and a 10 sqm uncovered balcony, perfect for enjoying Cyprus’ outdoor lifestyle. A private garden of approximately 50 sqm surrounds the home, offering a lovely space for relaxation, entertaining, or family activities. with common swimming pool and Walking to the beach.

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#### Property Info

Covered Area	<b>113</b>
Covered Veranda	<b>13</b>
Uncovered Veranda	<b>10</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area **173**

#### Additional info

Reference Number	<b>242060</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>

#### Amenities

#### Location

**Location:** Germasogeia - Tourist Area Region: **Limassol**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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	<b>~€10 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 097.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€420 000 on Feb 4, 2026  
 €350 000 on Feb 27, 2026







