

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

This well-appointed two-bedroom villa is situated in the serene residential area of Germasogeia Village, offering a perfect balance between peaceful living and convenient access to Limassol’s city center and coastline.

The property features two spacious bedrooms and three modern bathrooms, thoughtfully designed to ensure comfort and privacy. The interior layout is bright and functional, with open and airy living spaces that flow seamlessly into the outdoor area. A private swimming pool serves as the centerpiece of the exterior, ideal for relaxing, entertaining, or enjoying the Mediterranean climate year-round. The villa is equipped with photovoltaic panels, significantly enhancing...

#### Property Info

Covered Area	<b>240</b>
Covered Veranda	<b>30</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>460</b>
Pool	<b>Yes</b>

#### Additional info

Reference Number	<b>242192</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

#### Amenities

#### Location

**Location:** Germasogeia Region: **Limassol**

## Price: €1 250 000 + VAT

VAT for this property is **€128,125** or **€237,500**. 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>~€46 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 208.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€1 400 000 on Feb 5, 2026  
 €1 250 000 on Apr 27, 2026



