

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

Located in the prestigious Columbia area of Germasogeia, Limassol, this property offers a rare opportunity to own a home in one of the city’s most desirable and exclusive residential neighborhoods. Known for its prime central position and high demand, Columbia combines convenience, privacy, and strong investment potential.

The residence features three spacious bedrooms and a well-designed layout that provides comfortable living for families. Generous indoor and outdoor areas offer flexibility for relaxation, entertaining, or future enhancement, making the property suitable both as a permanent home and as a long-term investment.

The area is highly attractive due to its proxim...

#### Property Info

Covered Area	<b>200</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>605</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>242505</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

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

## Price: €1 150 000 + VAT

VAT for this property is **€97,750** or **€218,500**. 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>~€42 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 750.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€1 150 000 on Feb 14, 2026



