

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

Beautiful 2-storey house located in the desirable area of Germasogeia, offering comfort and privacy in a great residential location. The property has a total covered area of 130 m<sup>2</sup> on a 200 m<sup>2</sup> plot and was built in 2008.

The ground floor features a spacious living room, a fully equipped kitchen, and a guest bathroom. The house offers 3 rooms and 3 bathrooms in total, making it ideal for family living. A 60 m<sup>2</sup> basement provides additional space for storage, a gym, or a hobby area.

The house is fully insulated and features underfloor heating on the first floor, as well as central heating with a boiler and radiators throughout the house, ensuring comfort all year round.

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#### Property Info

Covered Area	<b>130</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>200</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>242731</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

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

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 000.00/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

€650 000 on Feb 26, 2026







