

## 5 Bedroom House for Sale in Famagusta - Agia Napa, Limassol District

Lovely 5 bedroom house 150 meters from the sea in Molos area. Very well maintained right in the middle of everything. Central heating and fully air conditioned. 4 toilets and 3 bathrooms. Parking.

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>300</b> |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>230</b> |
|-----------|------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>VL21417</b>   |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>4</b>         |

### Amenities

### Location

**Location:** Famagusta - Agia Napa Region: **Limassol**

## Price: €2 500 000 + VAT

VAT for this property is **€300,000** or **€475,000**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€8 333.00/m<sup>2</sup></b> |                 |             |

## Representative: Nicolaou Estates

|                     |              |            |                                      |
|---------------------|--------------|------------|--------------------------------------|
| Registration number | <b>693</b>   | Email      | <b>pnicolaou@nicolaouestates.com</b> |
| License number      | <b>365/E</b> | Legal name | <b>Nicolaou Estates LTD</b>          |
| Phone:              |              |            |                                      |

## Price change history

€2 500 000 on Nov 2, 2023



