

## 5 Bedroom House for Sale in Kalo Chorio Lemesou, Limassol District

The villa is 400sqm on a plot of land 1750sqm. It consists of a large living room, dining room, and kitchen. Five bedrooms one of them on the ground floor and 4 bathrooms. Fully central heated and air-condition, double glazing windows. The walls of the villa are isolated against heat and cold. Externally: Sauna room. Very big garden and swimming pool 13m x 5m. all external statues will remain. There is also a borehole irrigation with computerized system. Internally: All furniture and electrical appliances will remain in the villa.



### Property Info

Covered Area **450**  
 Furnishing **Furnished**

### Plot / Area Info

Plot area **1751**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **H-06-013-00103**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

### Amenities

- Guest WC

### Location

**Location:** Kalo Chorio Lemesou      Region: **Limassol**  
 Coordinates: **34.849626 / 33.0242499**

## Price: €895 000 + VAT

VAT for this property is **€128,283** or **€170,050**. 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>~€32 400.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 989.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
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## Price change history

€1 100 000 on Sep 4, 2023  
 €895 000 on Jan 13, 2024









