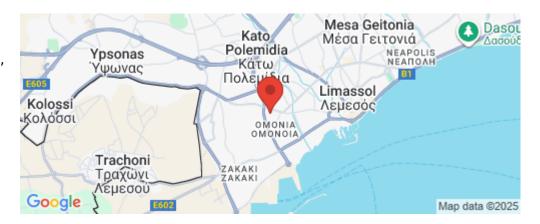


## 3 Bedroom House for Sale in Limassol - Omonoia

Reference ID: #SA33147Price details: €315,000For sale in the Omonoia area, this charming 3-bedroom ground floor house offers a quiet location and a range of desirable features. The property includes a covered garage, built-in wardrobes, air conditioning, and electrical appliances. With an ensuite bathroom, granite kitchen worktops, and a barbecue area, it combines comfort with practicality. Enjoy city views from the covered verandas, and take advantage of the solar heating. This furnished house, built in 1999, comes with a title deed and a covered parking space. The energy-efficient property boasts a B energy performance rating.



| Property Info            |                  | Plot / Area Info |              | Additional info  |                  |
|--------------------------|------------------|------------------|--------------|------------------|------------------|
| Covered Area             | 140              |                  |              | Reference Number | SA33147          |
| Furnishing               | <b>Furnished</b> | Plot area        | 260          | Property type    | House            |
| <b>Energy Efficiency</b> | N/A              | Parking          | Covered, Yes | Condition        | <b>Pre-Owned</b> |
| Air Conditioning         | All rooms, Yes   |                  |              | Bathrooms        | 2                |

Amenities Location

**Location:** Limassol - Omonoia Region: **Limassol** 

Coordinates: **34.67320808907** / **33.013429480501** 



**Price: €315 000 + VAT** 

VAT for this property is €15,750 or €59,850. 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        | Excluded  | Title transfer fee | ~€9 <b>200.00</b>        | C               | Nama |
|------------|-----------|--------------------|--------------------------|-----------------|------|
| Title deed | Has Title | Price per SOM      | €2 250.00/m <sup>2</sup> | Common expenses | None |

## **Representative: Smart Assets**

| Registration number | 1109  | Email      | info@smartassets.com.cy |
|---------------------|-------|------------|-------------------------|
| License number      | 317/E | Legal name | N/A                     |

Phone: **+35777000111** 

## **Price change history**

€300 000 on Dec 30, 2023 €315 000 on Apr 16, 2024

















