

## 5 Bedroom House for Sale in Kalogiroi, Limassol District

Three storey, modern design Villa, 538m<sup>2</sup> , 5 Bedroom villa with a sea view, built in 2010, 1Km from the sea , reinforced concrete with external wall thermal insulation and double glazed windows with heavy aluminum frames, roof thermally insulated as per European standards, fresh water swimming pool, central floor heating , A/C split units with provisions, electric window shutters, computer, TV and telephone network, security system, sewage connection to main town system, covered garage for 3 cars, multiple storage rooms, 3 bathrooms, 1 guest toilet, automatic watering gardening system, etc.

Plot 852m<sup>2</sup> next to a municipal green area

1. Basement – Covered Are...

### Property Info

Covered Area	<b>538</b>
Covered Veranda	<b>30</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>852</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>H-101159</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

- Guest WC

### Location

**Location:** Kalogiroi      Region: **Limassol**  
**Coordinates: 34.71048519 / 33.10078741**

## Price: €2 500 000 + VAT

VAT for this property is **€377,416** 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>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 647.00/m²</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>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€2 500 000 on Sep 4, 2023





















