

## 5 Bedroom House for Sale in Limassol - AgiaTriada

A Unique Opportunity to purchase a New Five Bedroom House 500m from the sea , situated in the highly sought after Agia Trias in the historical suburb of Limassol. With the Marina and Old town just a 3 minute walk away , this ia a rare chance to acquire a property in this area. The property , constructed in 2010, built on 3 levels, a bright modern property, built by the current owner , with a total internal area of 278 sqm, 25 sqm covered verandas, and a 75 sqm Roof Garden Ground Floor Large living area with huge dining area opening onto the garden area, a spacious fully fitted kitchen diner, guest wc. utility room. Garden area, bbq facility, Secure Garage for one vehicle with electric...



### Property Info

Covered Area	<b>278</b>
Covered Veranda	<b>75</b>
Uncovered Veranda	<b>75</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>222</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>H-119904</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Guest WC

### Location

**Location:** Limassol - AgiaTriada      Region: **Limassol**  
**Coordinates: 34.6792186 / 33.0505457**

## Price: €2 100 000 + VAT

VAT for this property is **€240,367** or **€399,000**. 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>~€80 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€7 554.00/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

€2 100 000 on Jul 13, 2023











