

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

An outstanding bespoke modern 5 bedroom property, privately tucked away for full privacy. Electric gated drive in, landscaped gardens, overflow swimming pool, outside seating areas enjoying glorious views. Entrance hall, feature staircase, sitting/lounge/dining areas with patio doors opening onto the gardens and swimming pool. Guest wc, fully equipped kitchen with island bar, maids quarter and utility area, gym, outside built in BBQ. Spacious bedrooms, master en suite with walk in wardrobe, all bedrooms have views and bathrooms, solid wooden floors. Double garage, under floor heating, a/c throughout, alarms, automatic irrigation, thermal insulation and much more.



### Property Info

|                        |                             |
|------------------------|-----------------------------|
| Covered Area           | <b>450</b>                  |
| Covered Veranda        | <b>50</b>                   |
| Total Number of Floors | <b>2</b>                    |
| Furnishing             | <b>Unfurnished</b>          |
| Heating                | <b>Central Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>7024</b>         |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>H-122334</b>  |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>5+</b>        |

### Amenities

- Guest WC

### Location

**Location:** Parekkklisia      Region: **Limassol**  
**Coordinates:** **34.74769482 / 33.16101868**

## Price: €4 000 000 + VAT

VAT for this property is **€573,333** or **€760,000**. 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>~€156 600.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€8 889.00/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

€4 000 000 on Jul 14, 2023































