

## 3 Bedroom House for Sale in Limassol - Petrou kai Pavlou

The property is located the the Petrou & Pavlou area of Limassol on a corner plot. The internal areas are 260 m<sup>2</sup> and there are balconies of 50 m<sup>2</sup>. There is also a small guest house of 50 m<sup>2</sup> that is ideal for staff or guests. The property was renovated a few years ago and features a beautiful garden and swimming pool area. As an added incentive, the owner also owns 261 m<sup>2</sup> of land which borders the property which he will be giving to the new owners without charge. The property is also perfect for someone to build 1 or 2 apartment buildings on due to the high building zone. X

Property Info	Plot / Area Info	Additional info	
Covered Area	<b>260</b>		
Covered Veranda	<b>20</b>		
Uncovered Veranda	<b>20</b>	Plot area	<b>561</b>
Total Number of Floors	<b>2</b>	Pool	<b>Yes</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>
Heating	<b>Central Heating, Yes</b>		
Air Conditioning	<b>All rooms, Yes</b>		

Amenities	Location	
• Guest WC	<b>Location:</b> Limassol - Petrou kai Pavlou <b>Coordinates:</b> <b>34.68220639 / 33.00382871</b>	<b>Region:</b> <b>Limassol</b>

## Price: €1 200 000 + VAT

VAT for this property is **€131,077** or **€228,000**. 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 Price per SQM	<b>~€44 600.00</b> <b>€4 615.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€750 000 on Sep 4, 2023

€1 200 000 on Oct 22, 2023







