

### 3 Bedroom House for Sale in Prastio Avdimou, Limassol District

Off plan 3 bedroom house located in Prastio Avdimou village of Limassol. Living area 142sqm and land area 340sqm. Energy efficiency "A - 2 YEARS GUARANTEE -Austrian photovoltaic system 3KW - German insulation 10cm (ClimaPlus - Thrakon) - German solar panels & Italian pressure pipe - Italian manifolds & multilayer pipe-in-pipe system with aluminium layer (Giacomini) - Italian waterproofing system (Copernit) - Belgium waterproof parquet with a LIFETIME warranty (Quick-Step) - Insulated bricks and windows - BIG budget for sanitary, ceramics & tiles - Boundary walls coated by adhesive glue with fibers (Thrako...



#### Property Info

Covered Area **142**  
 Furnishing **Unfurnished**  
 Heating **Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **340**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **H-123485**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Prastio Avdimou      Region: **Limassol**  
 Coordinates: **34.731084 / 32.779877**

## Price: €430 000 + VAT

VAT for this property is **€21,500** or **€81,700**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 028.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€355 000 on Sep 4, 2023  
 €380 000 on Nov 18, 2025  
 €430 000 on Mar 20, 2026

