

## 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	<b>142</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>340</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>H-123485</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Guest WC

### Location

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

**Price: €380 000 + VAT**

VAT for this property is **€19,000** or **€72,200**. 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>€2 676.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€355 000 on Sep 4, 2023  
€380 000 on Nov 18, 2025

