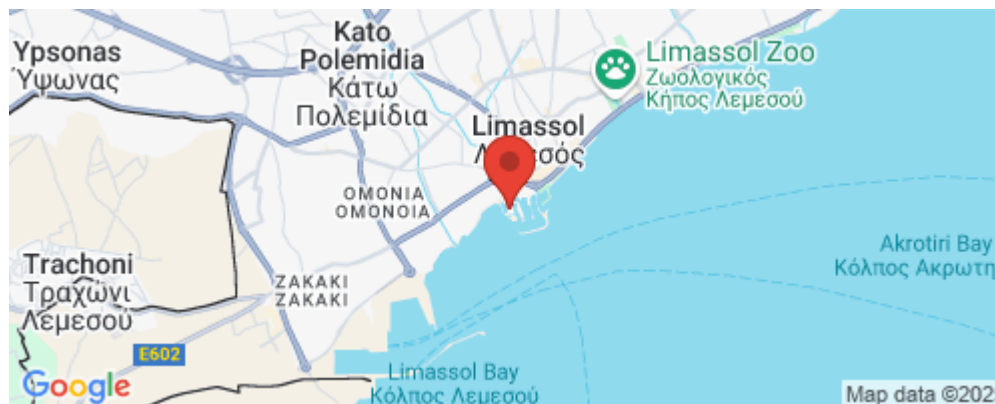


## 3 Bedroom House for Sale in Limassol - Marina

Reference ID: #SA33597 Price details: €3,900,000 + VAT Four bedroom villa with private berth, swimming pool and jacuzzi. The classical tone is set at the framed entrance to the villa and echoed throughout in details such as the finely turned balustrades and the exterior architectural moulding. Generous, light spaces across three floors are perfect for relaxed family life and lead out to the swimming pool, garden and the private berth. The large roof terrace offers unobstructed views in every direction. SPECIFICATIONS Structure- Reinforced concrete frame, in accordance with the regulations for anti-seismic design. Walls- Exterior walls are 250mm thick, insulated as per the requirements of the E...



### Property Info

Covered Area	<b>239</b>
Covered Veranda	<b>12</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>229</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA33597</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2019</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

**Location:** Limassol - Marina

Region: **Limassol**

Coordinates: **34.667858229444 / 33.036977055618**

## Price: €3 900 000 + VAT

VAT for this property is **€398,322** or **€741,000**. 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>~€152 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€16 318.00/m²</b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: +35777000111			

## Price change history

€3 900 000 on Feb 27, 2024

