

### 3 Bedroom House for Sale in Limassol District

A new residential complex of 45 houses, located in Ypoupoli area of Limassol. The houses come fully equipped with all the necessary modern engineering communications. This is a unique project that combines architectural excellence, the beauty of nature, and the high technology of modern construction.



#### TECHNICAL SPECIFICATIONS:

- Energy efficiency "A"
- 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 ...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area **240**  
 Furnishing **Unfurnished**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Plot area **170**  
 Parking **Covered, Yes**

Reference Number **19270**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **1**  
 View **City view**

#### Amenities

#### Location

- Guest WC

Region: **Limassol**  
 Coordinates: **34.6913619 / 32.9512848**

**Price: €500 000 + VAT**

VAT for this property is **€51,250** or **€95,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 083.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€500 000 on Mar 1, 2024



