

## 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

Covered Area	<b>162</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>222</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>19271</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>
View	<b>City view</b>

### Amenities

- Guest WC

### Location

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

## Price: €550 000 + VAT

VAT for this property is **€33,204** or **€104,500**. 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>€3 395.00/m²</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

€550 000 on Mar 1, 2024





