

### 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 **198**  
 Furnishing **Unfurnished**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Plot area **175**  
 Parking **Covered, Yes**

Reference Number **19271**  
 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 **€41,970** 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>€2 525.00/m<sup>2</sup></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

€500 000 on Feb 5, 2026



