

## 4 Bedroom House for Sale in Limassol - Agios Nektarios

Located in the sought-after area of Agios Nektarios, this expansive 4-bedroom corner house offers comfort, space, and convenience just moments away from Limassol's city center. 

### Key Features:

Covered area: 370 sqm

Basement: 200 sqm

Plot size: 502 sqm

Year of construction: 1990

Energy Efficiency Class: G

### Layout:

#### Ground Floor:

Elegant entrance hall

Spacious living room & sitting area

Formal dining room

Fully equipped kitchen

Guest W.C.

#### First Floor:

3 generously sized bedrooms

1 ensuite master bedroom

Family bathroom with W.C.

Covered verandas

Attic:

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## Property Info

Covered Area **570**  
Furnishing **Unfurnished**

## Plot / Area Info

Plot area **502**  
Parking **Covered, Yes**

## Additional info

Reference Number **24719**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **3**

## Amenities

- Guest WC

## Location

**Location:** Limassol - Agios Nektarios      Region: **Limassol**  
**Coordinates: 34.6925376 / 33.0402095**

## Price: €850 000 + VAT

VAT for this property is **€130,184** or **€161,500**. 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>~€30 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 491.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€930 000 on Apr 12, 2024

€850 000 on Nov 18, 2025

