

## 4 Bedroom House for Sale in Limassol District

A fully furnished villa, with private swimming pool, located in a prestige Mouttagiaka area. Only 5 minutes walking-distance from the beach or highway and close to the vibrant tourist area of Limassol. Features & Details:

4 Bedrooms (one master bedroom, two good-sized bedrooms and a guest bedroom/office), 3 Bathrooms/WC (two upstairs + guest toilet downstairs and a sauna) as well as outside shower that can be used after the swimming pool. Large living room area and a modern and light kitchen that leads to a beautiful sunroom. 2 Balconies upstairs, 2 terraces downstairs. Parking (private, covered), Garden Area with Lemon trees and flowers, Italian Furniture and White Goods, 5 A/C...

### Property Info

Covered Area	<b>180</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>429</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>17498</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2017</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

Region: **Limassol**

## Price: €2 500 000 + VAT

VAT for this property is **€183,333** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€13 889.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€2 500 000 on May 23, 2024





