

## **1007m<sup>2</sup> Building for Sale in Limassol - Agios Nektarios**

Brand new developmnt located 10 walking minutes to the beach.

A-class energy efficiency

Underfloor heating water system with Daikin heat pumps

Daikin VRV air conditioning system in living rooms and bedrooms

Water pressure pumps, re-circulating pumps

KNX smart home automation system

Fiber-optic internet with Wi-Fi points throughout

Premium Italian lacquered kitchen cabinets (CESAR) with Quarella quartz countertops,

Gamma Italian wardrobes

Porcelanosa tiles

Grohe and Laufen sanitary ware,

Spanish parquet floors in living rooms and bedrooms

Secure gated access, CCTV camera

Armored entrance doors, card entrance

## Price: €4 500 000 + VAT

VAT for this property is **€761,157** or **€855,000**. 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>€4 469.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€4 500 000 on May 23, 2024













