

## 3 Bedroom House for Sale in Limassol District

Luxurious villa in Limassol Marina. The villa has 2 boat places.

### Key Features

Total living area 152 sq. m + basement 91 sq. m

3 cozy bedrooms

Open terraces

Swimming pool

Original parquet floors

Air conditioning VRV

Floor heating (except basement)

Smart lighting system

Security system

There are 2 semi-detached villas it can be sold together and connected for one big house!

### Property Info

Covered Area	<b>243</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Pool	<b>Private, Yes</b>
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### Additional info

Reference Number	<b>46541</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2023</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

Region: **Limassol**

## Price: €2 500 000 + VAT

VAT for this property is **€258,951** 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>€10 288.00/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















