

## 4 Bedroom House for Sale in Limassol District

The villa is located in Limassol Yacht Marina with two private yacht berths of 15 meters each. Key Features

Ideal location

Two bedrooms upstairs, one bedroom on the ground floor and one bedroom in the basement

Large basement with three areas: a bedroom, a cinema/playroom room and laundry, with total areas of 89 sq.m.

Total covered areas 256 sq.m.

Uncovered verandas 22 sq.m.

Plot area 219 sq.m.

Swimming pool right on the sea front

A great advantage of this specific villa is that it has two private yacht Berths of 15m each.

### Property Info

Covered Area	<b>256</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>219</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>43884</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2015</b>
Bathrooms	<b>4</b>

### Amenities

- Air Conditioning

### Location

Region: **Limassol**

## Price: €3 200 000 + VAT

VAT for this property is **€345,500** or **€608,000**. 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>~€124 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€12 500.00/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

€3 200 000 on May 23, 2024









