

### 3 Bedroom House for Sale in Amathounta, Limassol District

3-Bedroom villa located in the area of Agios Tychonas, just 200 meters from the sea and within walking distance from a supermarket, restaurants and cafes.

#### Key Features

- 3 bedrooms
- 3 bathrooms (1 master bathroom + 2 showers)
- Separate kitchen with dining area
- 2 large verandas (one can be transform into a room)
- Beautiful mature garden with covered patio
- BBQ area
- Private swimming poo
- Air conditioners
- Central heating - diesel
- Photovoltaic
- Covered parking, possible to park 2 new to the house
- Internal area 150 sq.m
- Basement 11 sq.m
- Verandas 109 sq.m
- Plot 420 sq.m

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#### Property Info

Covered Area	<b>161</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

#### Plot / Area Info

Plot area	<b>420</b>
Pool	<b>Private, Yes</b>

#### Additional info

Reference Number	<b>45740</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2018</b>
Bathrooms	<b>3</b>

- Storage room

**Location**

**Location:** Amathounta Region: **Limassol**

**Price: €1 260 000 + VAT**

VAT for this property is **€75,052** or **€239,400**. 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>~€47 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 826.00/m<sup>2</sup></b>		

**Representative: 1st Class Homes**

Registration number

**690**

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License number

**367/E**

Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**Phone: **+35725310243, +35770000889****Price change history**

€1 260 000 on May 24, 2024







