

## 4 Bedroom House for Sale in Limassol District

A beautiful 4-bedroom villa in a great location right across the beach in Germasoyia area Limassol available for Sale. Located just walking distance to the beach, restaurants, shops, schools, cinema, banks etc.

Constructed in 2010 this villa has all the luxury one needs. Open plan sitting areas with bar, large kitchen area with laundry and a closed private parking. Covered BBQ area at the pool site with mature garden. A sauna and jet shower room. Large ensuite bedroom with walking wardrobe and decorative cornice on the ceiling in most rooms with hidden lights in the Falce ceilings and handmade paintings on the walls. Fully furnished with high quality furniture, large ward...

Property Info		Plot / Area Info		Additional info	
	301 Yes Yes			Reference Number	43837
Covered Area Heating		Plot area Pool	585 Private, Yes	Property type	House
				Condition	<b>Pre-Owned</b>
Air Conditioning				Construction Year	2001-2010
				Bathrooms	2

**Amenities** Location

• Storage room Region: **Limassol** 



Price: €2 540 000 + VAT

VAT for this property is €305,391 or €482,600. 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	Excluded	Title transfer fee	~ <b>€98 200.00</b>	Common ovnences	None
		Price per SQM	€8 439.00/m²	Common expenses	

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com	
License number	367/E	Legal	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES	
License number	307/L	name	SERVICES LTD	

Phone: +35725310243, +35770000889

## **Price change history**

€2 540 000 on May 24, 2024















