

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

Amazing luxury 5 bedroom villa with unobstructed sea view in Tourist area of Limassol. The area pleases the eye with its greenery and magnificent scenery. The picturesque streets and striking architecture make the area an ideal place to stay. Here everything is at hand: the necessary shops and supermarkets, pharmacies and banks, amazing beaches and the lively city center.

5 bedrooms all en suite  
 Office  
 Only 300m from the beach  
 5 years old  
 Title deeds  
 External Jacuzzi  
 400m2 plot size  
 270m2 covered area

### Property Info

|                  |            |
|------------------|------------|
| Covered Area     | <b>270</b> |
| Air Conditioning | <b>Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>400</b> |
|-----------|------------|

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>11735</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2001-2010</b> |
| Bathrooms         | <b>4</b>         |

### Amenities

- Air Conditioning

### Location

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

## Price: €3 600 000 + VAT

VAT for this property is **€404,000** or **€684,000**. 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>~€140 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€13 333.00/m<sup>2</sup></b> |                 |             |

## Representative: 1st Class Homes

Registration number

**690**

Email

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License number

**367/E**

Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**

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## Price change history

€3 600 000 on May 25, 2024













