

## 4 Bedroom House for Sale in Monagroulli, Limassol District

A splendid family home that has been built to an extremely high standard with considerable thought given to the detail. The accommodation comprises of double front door leading onto a generous open plan sitting room with feature fireplace and patio doors, second reception/office and library, utility room & guest WC. There is a large, modern, white, fitted Italian kitchen featuring Miele appliances, solid granite worktops, concealed lighting and an impressive central island from which double doors lead to the dining room.

From the living room a winding marble feature staircase leads upstairs to 4 outsize double bedrooms that all have en-suite bathrooms, walk-in wardrobes and wide...

### Property Info

Covered Area	<b>450</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>15307</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>17764</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>5+</b>

### Amenities

- Storage room

### Location

**Location:** Monagroulli Region: **Limassol**

## Price: €1 650 000 + VAT

VAT for this property is **€236,500** or **€313,500**. 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>~€62 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 667.00/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>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€1 650 000 on May 26, 2024











