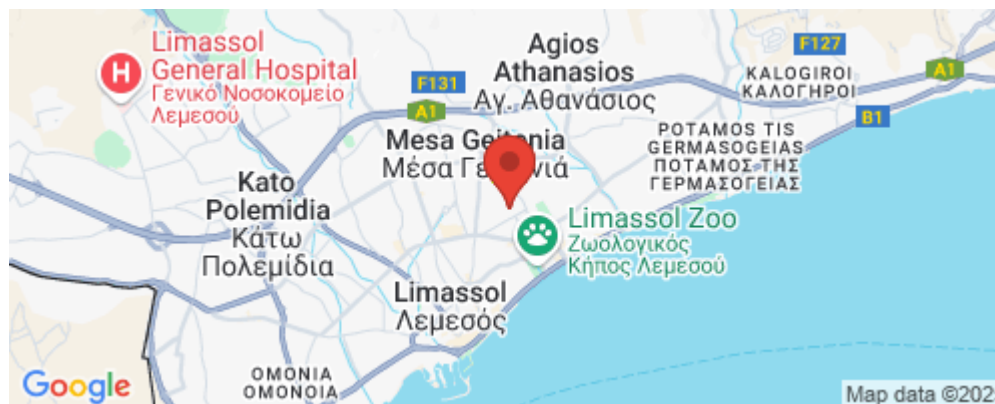


## 4 Bedroom House for Sale in Limassol - Agios Nektarios

The property is a 4 bedroom corner house in Agios Nektarios. It is located on Agia Eirini and Michali Paridou streets, 250m from Omirou Avenue.



The house has a covered area of 370sqm and a basement of 200sqm.

On the ground floor, the house consists of a hall, living room, sitting room, dining room, kitchen and W.C. On the first floor, it consists of 3 bedrooms, a bathroom with W.C., an ensuite bedroom and covered verandas. There is also an attic and a basement. The basement consists of a dining room/bar, office, a shower, 2 W.C., a sauna, a storage area, 1 bedroom, and a laundry room.

The property also benefits from an underground parking area, a barbecue, uncover...

### Property Info

Covered Area **370**  
Energy Efficiency **G**

### Plot / Area Info

### Additional info

Reference Number **8798**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **1990 and older**

### Amenities

### Location

**Location:** Limassol - Agios Nektarios  
Coordinates: **34.691353635719 / 33.050249043687**

Region: **Limassol**

## Price: €930 000 + VAT

VAT for this property is **€123,916** or **€176,700**. 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>~€33 800.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 514.00/m<sup>2</sup></b> |                 |             |

## Representative: GoGordian (Gordian Servicing)

|  |            |            |  |
|--|------------|------------|--|
| Registration number                      | <b>N/A</b> | Email      | <b>seraclidou@gordianservicing.com</b> |
| License number                           | <b>N/A</b> | Legal name | <b>GoGordian (Gordian Servicing)</b>   |
| Phone: <b>+35780004321, +35722812065</b> |            |            |  |

## Price change history

€930 000 on May 27, 2024



