2 OADY

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## **3 Bedroom House for Sale in Limassol District**

- •3 bedrooms
- •3 W/C
- •Internal Area 196m2
- •Covered Verandas 44m2
- •Uncovered Verandas 82m2
- •Plot Area 442.5m2
- Storage
- •Covered Parking
- •Overflow Swimming Pool
- •Underfloor Heating
- •Video Entry System

#### **Property Info**

Covered Area

Air Conditioning

Heating

|                     | άγμα Γερμασόγειας | Armenochori<br>Αρμενοχώρι Pareklisia<br>Παρεκλησιά |
|---------------------|-------------------|--|
| German Medical Inst | litute 🕕 🛛 🔟      | F126   |
| , Mesa G            |                   | Agios Tychon<br>Αγ. Τύχων                          |
| Google Μέσα Γε      | ειτονία           | Map data ©2025                                     |

Germasogeia Dam 🝙

| Plot / Area I | nfo          | Additional info  |                  |
|---------------|--------------|------------------|------------------|
|               |              | Reference Number | r <b>5892</b>    |
| Plot area     | 443          | Property type    | House            |
| Pool          | Yes          | Condition        | <b>Brand New</b> |
| Parking       | Covered, Yes | Bathrooms        | 3                |
|               |              | View             | Sea view         |

#### Amenities

• Gym

#### Location

Region: Limassol

196

Coordinates: 34.7227518 / 33.0845277

**Underfloor Heating, Yes** 

All rooms, Yes



### Price: €1 575 000 + VAT

VAT for this property is €130,500 or €299,250. 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<br>Price per SQM | None<br>€8 036.00/m² | Common expenses   | None |
|--------------------|----------------------|-------------------------------------|----------------------|-------------------|------|
| Repres             | entative: Kadis Esta | tes                                 |                      |                   |      |
| Registratio        | n number             | 506                                 | Email                | info@kadis.com.cy |      |
| License nu         | mber                 | 62/E                                | Legal name           | N/A               |      |
| Phone: <b>+3</b> ! | 5722344842           |                                     |                      |                   |      |

### **Price change history**

€1 575 000 on Jun 4, 2024

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