

## 3 Bedroom House for Sale in Limassol - Agia Fyla

Discover a beautiful three bedroom detached house for sale in Ekali area. The property covers 180 sqm, sitting on a 521 sqm plot. In more detail, it consists of a spacious living room, two kitchens, three bright bedrooms, one en-suite bathroom, the main bathroom and a guest lavatory. Additionally, it comes with a garage, able to store two cars and a storage unit.

Located moments away from MyMall and City of Dreams Casino, it also offers very quick access to the highway. In close proximity, you may find all sorts of amenities such as supermarkets, kiosks ,restaurants,

| Property Info    | Plot / Area Info            |           | Additional info     |                               |
|------------------|-----------------------------|-----------|---------------------|-------------------------------|
| Covered Area     | <b>180</b>                  | Plot area | <b>521</b>          | Reference Number <b>21322</b> |
| Heating          | <b>Central Heating, Yes</b> | Parking   | <b>Covered, Yes</b> | Property type <b>House</b>    |
| Air Conditioning | <b>All rooms, Yes</b>       |           |                     | Condition <b>Pre-Owned</b>    |
|                  |                             |           |                     | Bathrooms <b>3</b>            |

| Amenities      | Location  |                         |
|----------------|---|-------------------------|
| • Storage room | <b>Location:</b> Limassol - Agia Fyla<br>Coordinates: <b>34.701157655141 / 33.01854210866</b> | Region: <b>Limassol</b> |

## Price: €700 000 + VAT

VAT for this property is **€51,333** or **€133,000**. 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<br>Price per SQM | <b>~€24 600.00</b><br><b>€3 889.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€700 000 on Jul 1, 2024

