

## 4 Bedroom House for Sale in Limassol District

Luxurious 5-bedroom house with adjacent plot in the prestigious area in Opalia Hills, Limassol.

### Key Features

Plot area 809 sq.m. (in which house is built)

Clean building license without any comments

Adjacent plot 892 sq.m. (which can be used as a garden or on which another house of 300 sq.m. can be built plus verandas, basement, etc.)

SOLD separately or jointly

Composed of Basement, Ground Floor, 1st Floor, 2nd Floor (Sofita) totaling about 450 sq.m.

4 Bedrooms on the 1st Floor all with exceptional views

5th Bedroom in Sofita with extra exceptional view

Maid's room

Playroom

6 W/Cs (2B, 1GF, 2FF, 1SF)

Additional...

### Property Info

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

### Plot / Area Info

Plot area	<b>1700</b>
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### Additional info

Reference Number	<b>52568</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2013</b>
Bathrooms	<b>5+</b>

### Amenities

- Storage room

### Location

Region: **Limassol**

## Price: €3 500 000 + VAT

VAT for this property is **€501,667** or **€665,000**. 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>~€136 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 778.00/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>
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## Price change history

€3 500 000 on Jul 4, 2024

