

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

Beautiful beach side villa, situated 150 m from the sea, next to Amara Hotel in a most sought after Parekkklisia Tourist area of Limassol surrounded by 5 \* hotels, residential beach front and sea site villas and apartment blocks with many restaurants and shops.

The property enjoys a swimming pool, a pool bar and landscaped gardens with mature trees.

It also enjoys view to the sea.

The ground floor consists of an entrance hall, sitting area, open plan living/ dining area, kitchen, laundry room and a guest toilet with a spacious veranda overlooking the garden.

First floor has 4 bedrooms, one of which is ensuite with shower and toilet, and a bathroom.

B...

### Property Info

|                  |            |
|------------------|------------|
| Covered Area     | <b>289</b> |
| Air Conditioning | <b>Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>600</b>          |
| Pool      | <b>Private, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>39270</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2001-2010</b> |
| Bathrooms         | <b>3</b>         |

### Amenities

- Storage room

### Location

**Location:** Amathounta Region: **Limassol**

## Price: €5 500 000 + VAT

VAT for this property is **€645,346** or **€1,045,000**. 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>~€216 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€19 031.00/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

€5 500 000 on Jul 12, 2024







