

## 3 Bedroom House for Sale in Limassol District

This stunning villa, located directly opposite the beach, offers luxurious living in a prime location.

### Key Features

3 bedrooms (2 are en-suite)

Private swimming pool

Covered area 235 sq.m.

Plot size 350 sq.m.

Gated complex with security

Gym in the complex

Communal swimming pool in the complex

Kids playground

Enjoy the perfect blend of privacy, luxury, and convenience in this beautiful villa.

### Property Info

Covered Area	<b>235</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>350</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>53109</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2012</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

Region: **Limassol**

## Price: €1 150 000 + VAT

VAT for this property is **€115,734** or **€218,500**. 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>~€42 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 894.00/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

€1 250 000 on Jul 30, 2024  
 €995 000 on Nov 7, 2024  
 €950 000 on Nov 27, 2024  
 €995 000 on Feb 4, 2025  
 €1 150 000 on Apr 5, 2025













