

## 3 Bedroom House for Sale in Limassol District

This 3-bedroom villa, located in the heart of the Tourist area of Limassol, offers the perfect combination of convenience and tranquility. Just a 5-minute walk from the beach, the property is within walking distance of major supermarkets (Metro, Lidl), a pharmacy, restaurants, and only 2 minutes' drive to the highway, making it an ideal location in Limassol.

Situated on a quiet cul-de-sac, the villa enjoys peaceful surroundings and boasts beautiful views. Two large children's playgrounds are located right next to the property.

### Key Features

3 bedroom

3 toilets and 2 bathrooms

Separate large underground floor with separate entrance that can be used...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>168</b>	Plot area	<b>400</b>	Reference Number	<b>53743</b>
		Pool	<b>Private, Yes</b>	Property type	<b>House</b>
				Condition	<b>Pre-Owned</b>
				Construction Year	<b>2001-2010</b>
				Bathrooms	<b>2</b>
Amenities				Location	
• Storage room				Region: <b>Limassol</b>	

## Price: €745 000 + VAT

VAT for this property is **€48,425** or **€141,550**. 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>~€26 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 435.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€745 000 on Sep 11, 2024





