

### 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

Covered Area

**168**

#### Plot / Area Info

Plot area  
Pool

**400**  
**Private, Yes**

#### Additional info

Reference Number

**53743**

Property type

**House**

Condition

**Pre-Owned**

Construction Year

**2001-2010**

Bathrooms

**2**

#### Amenities

- Storage room

#### Location

Region: **Limassol**

**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/m<sup>2</sup></b> |                 |             |

**Representative: 1st Class Homes**

Registration number

**690**

Email

**info@1stclass-homes.com**

License number

**367/E**

Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**Phone: **+35725310243, +35770000889****Price change history**

€745 000 on Sep 11, 2024





