


## 3 Bedroom House for Sale in Prastio Avdimou, Limassol District

Discover this beautiful 3-bedroom detached house located in the tranquil Prastio area of Limassol. With a generous covered area of 230m<sup>2</sup> and a plot size of 340m<sup>2</sup>, this home offers ample living space and comfort for a modern family. 

Property Highlights:

3 Bedrooms

Covered Area: 230m<sup>2</sup>

Plot Size: 340m<sup>2</sup>

Living Area: 142m<sup>2</sup>

Delivery Date: 18 months after permit issuance

This home is designed to offer a perfect blend of modern living and tranquility.

- Energy efficiency "A"
- 2 YEARS GUARANTEE
- Austrian photovoltaic system 3KW
- German insulation 10cm (ClimaPlus - Thrakon)
- ...

### Property Info

Covered Area **234**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **340**  
 Parking **Covered, Yes**

### Additional info

Reference Number **232468**  
 Property type **House**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Prastio Avdimou      Region: **Limassol**  
 Coordinates: **34.729241 / 32.7788665**

## Price: €355 000 + VAT

VAT for this property is **€35,591** or **€67,450**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 517.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€355 000 on Sep 11, 2024

