

### 5 Bedroom House for Sale in Limassol District

This stunning villa in Moutagiaka offers a blend of elegance and modern convenience, just 3 minutes above the highway. 1st Floor:

2 spacious double bedrooms (25m² each)

Family bathroom

1 double bedroom with private bathroom

1 office (can also serve as an additional bedroom)

#### **Ground Floor:**

Double-height entrance Semi-open plan living, dining, and kitchen area Fully equipped kitchen with Miele appliances and a water filtration system Guest WC

### Basement (65m<sup>2</sup>):

1 bedroom with private bathroom

1 guest WC

Large room with wood-burning stove, suitable for an additional living space, TV room, or gym Ful...

Property Info		Info	Additional info	
			Reference Number	53791
430			Property type	House
Yes	Plot area	522	Condition	Pre-Owned
Yes			Construction Year	2001-2010
			Bathrooms	3
	Yes	430 Yes Plot area	Yes Plot area 522	Reference Number Property type Yes Plot area Fondition Construction Year

**Amenities** Location



Region: **Limassol** 



Price: €2 200 000 + VAT

VAT for this property is €310,558 or €418,000. 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	Excluded	Title transfer fee	~€84 600.00	6	None
		Price per SOM	€5 116.00/m²	Common expenses	None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com
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License number	307/E	name	SERVICES LTD

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# **Price change history**

€2 200 000 on Sep 12, 2024



























