

### 3 Bedroom House for Sale in Palodeia, Limassol District

This is a three + one bedroom villa in Palodeia, Limassol.

This is a unique opportunity in the prestigious area of Palodeia, just 10 minutes' drive to Limassol's city center and located just a few minutes' drive to all amenities such as bakeries, supermarkets, coffee shops, restaurants, banks, schools and hospitals.

The villa is situated on the main road, with a 22 meters façade and is sitting on a residential plot with an area of 840 sqm, offering 90% building density, 50% coverage, two floors up to 8.3m height.



It has an internal area of 200 sqm, it is stretched out in three levels. It has three bedrooms, one main bathroom, one shower ...

#### Property Info

Covered Area	<b>200</b>
Total Number of Floors	<b>1</b>
Furnishing	<b>Partially furnished</b>
Floor Type	<b>Ceramic, Hardwood, Laminate</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>840</b>
Pool	<b>Private, Yes</b>
Parking	<b>Covered, Uncovered, Yes</b>

#### Additional info

Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1991-2000</b>
Bathrooms	<b>3</b>
View	<b>Mountains view</b>

#### Amenities

#### Location

- Air Conditioning
- Balcony
- BBQ zone
- Bike Parking
- Garden
- Guest WC
- Heating
- Parking
- Pool
- Storage room

**Location:** Palodeia

Region: **Limassol**

Coordinates: **34.74109 / 33.00711**

**Price: €680 000 + VAT**

VAT for this property is **€57,800** or **€129,200**. 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>~€23 800.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 400.00/m<sup>2</sup></b>		

**Price change history**

€690 000 on Oct 3, 2024

€680 000 on Oct 13, 2024





