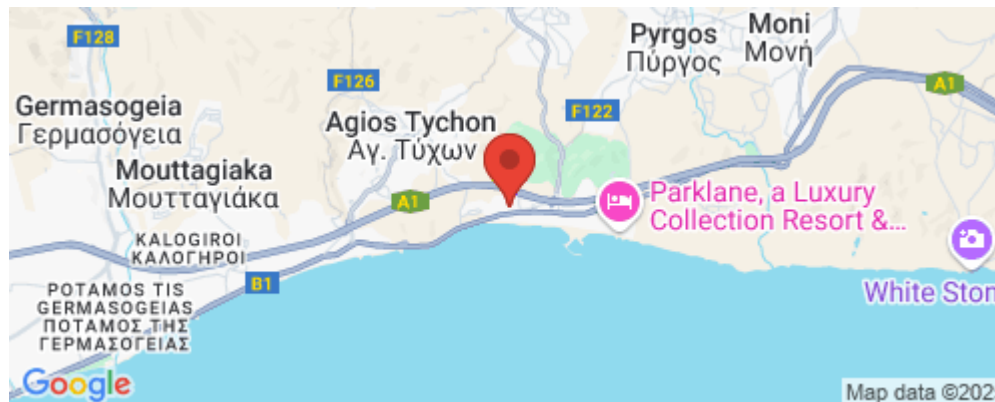


## 3 Bedroom House for Sale in Parekklesia Tourist Area, Limassol District

This 3-bedroom villa is located in the exclusive Amathusa Coastal Heights Complex, 200 meters from the sea and the prestigious Amara Hotel. The property offers the perfect blend of comfort and convenience, with supermarkets, restaurants, and cafés all within walking distance.

Key Features: • 3 spacious bedrooms, 3 bathrooms (2 of which are en-suite) • Private swimming pool, ideal for relaxation • 235 sq.m. of covered living space on a 350 sq.m. plot • Located within a secure, gated complex with 24/7 security • Access to communal amenities: a gym, swimming pool, and kids' playground • Central heating (electric) and air conditioning in all rooms • Cozy fireplace for...



### Property Info

Covered Area	<b>235</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Furnished</b>
Floor Type	<b>Marble</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>350</b>
Pool	<b>Private, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>1697</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>
Complex	<b>Amathusa Coastal Heights</b>

### Amenities

### Location

- Air Conditioning
- Balcony
- BBQ zone
- Fireplace
- Garden
- Heating
- Pool
- Roof Garden
- Storage room

**Location:** Parekklesia Tourist Area    Region: **Limassol**

Coordinates: **34.71511 / 33.15487**

## Price: €1 250 000 + VAT

VAT for this property is **€125,798** or **€237,500**. 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>~€46 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€5 319.00/m<sup>2</sup></b>		

## Price change history

€1 250 000 on Oct 10, 2024























