

## 3 Bedroom House for Sale in Limassol District

Discover a spacious 150 sqm home in the serene neighborhood of Armonia Gardens, Limassol. Located just 5 minutes from the sea, with convenient access to the city center, shops, and cafes, this one family-owned property is well-maintained, featuring high-quality finishes and needing only minor cosmetic updates. A generous backyard provides ample garden space and the potential for a garage.



### Layout

With 3 bedrooms and 3 bathrooms (two shared and one private), this home offers:

- Master Bedroom: 18-20 sqm with a private en-suite bathroom.
- Second Bedroom: 12-14 sqm, bright and comfortable.
- Third Bedroom: 10-12 sqm, featuring a large built...

Property Info		Plot / Area Info		Additional info	
Covered Area	150	Pool	Yes	Reference Number	233331
Air Conditioning	All rooms, Yes			Property type	House
				Condition	Pre-Owned
				Bathrooms	3

Amenities	Location
	Region: <b>Limassol</b>
	Coordinates: <b>34.709553328252 / 33.119530169314</b>

## Price: €1 000 000 + VAT

VAT for this property is **€50,000** or **€190,000**. 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	<b>Excluded</b>	Title transfer fee	<b>~€36 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 667.00/m²</b>		

## Representative: MySpace

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## Price change history

€1 000 000 on Oct 30, 2024









