

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

Introducing a beautifully designed four bedroom villa, available for sale in Palodeia area. The house covers 225 sqm internal area with 123 sqm uncovered veranda, 21 sqm covered veranda and 184 sqm garden, sitting on a 595 sqm plot. The villa consists of a large living room, an open plan kitchen, four spacious and vibrant bedrooms, the master bedroom having an en-suite shower, the main shower room and a guest lavatory on the ground floor. The house comes with one covered parking space, a storage unit as well as a private pool.



### Property Info

Covered Area	<b>210</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>595</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>24438</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Guest WC

### Location

**Location:** Palodeia  
**Coordinates:** **34.7494366073 / 32.998124094108**

Region: **Limassol**

## Price: €1 200 000 + VAT

VAT for this property is **€108,000** or **€228,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 714.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€1 200 000 on Nov 19, 2024



Land area	Living Area	Covered parking	Uncovered verandas	Covered verandas	Garden	Bedrooms	W.C	Swimming Pool
595m <sup>2</sup>	210m <sup>2</sup>	17m <sup>2</sup>	182m <sup>2</sup>	56m <sup>2</sup>	180m <sup>2</sup>	4	3	3mx6m

General

Exterior graffiato texture (customer color of choice)  
Interior spatula and paint (customer color of choice)  
Aluminum series 3000 PLUS – Double glazed windows – Silver color  
Windows mosquito net  
Woodcraft (customer color of choice) - €200.00m<sup>2</sup> + M  
Water heater with pressure  
Granite counter top - €140.00m  
Interior doors handles - €25.00  
Cupboard handles - €5.00  
Interior doors - €250.00  
Electric Shutters  
Intercom with camera  
A/C Provision  
Home Security Alarm Provision  
Provision for wall panel electric heater  
Photovoltaic panels 5kw  
Enclosure 120cm high  
Front door - €3000  
Parking and entrance railing gates - €1000  
Railing - €80m<sup>2</sup>  
Swimming pool 3mx6m  
Landscaping  
Energy Efficiency: A



Specifications

Prices
Floor 20.00m <sup>2</sup>
Veranda 20.00m <sup>2</sup>
Living Room 20.00m <sup>2</sup>
Kitchen 20.00m <sup>2</sup>
Bedrooms 20.00m <sup>2</sup>
W.C 20.00m <sup>2</sup>

Sanitary Ware

W.C	House of 4 bedrooms €4000
Shower	
Kitchen sink	
Washbasin	
Kitchen sink mixer	
Washbasin mixer	
Shower doors	
Accessories	
ReLux	