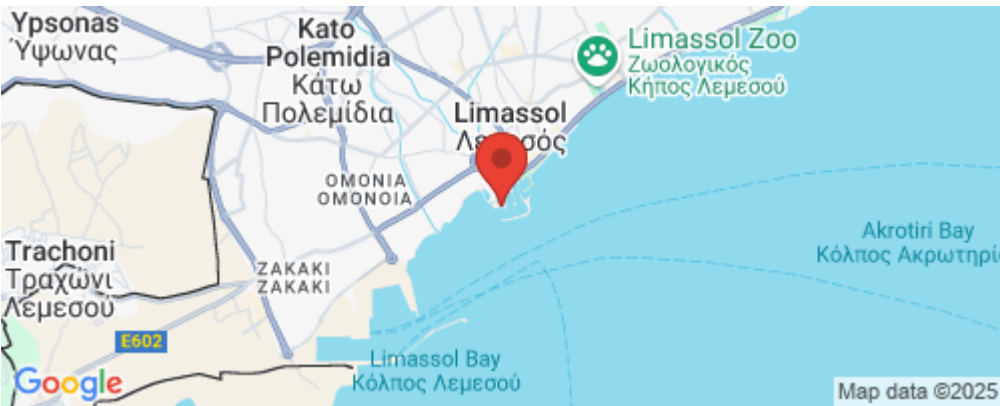


3 Bedroom House for Sale in Limassol District

For sale: a stunning key-ready villa in the desirable Limassol Marina area. This beautiful home offers an impressive internal space of 138 m2, featuring three spacious bedrooms and two modern bathrooms, perfect for families or those seeking extra space.



Nestled in a vibrant community, this villa is surrounded by stunning sea and city views, providing a tranquil yet lively atmosphere. Residents can enjoy a large plot of land, ideal for outdoor activities and gatherings. The communal swimming pool offers a refreshing escape on warm days, while the on-site gym ensures convenience for your fitness routine.

Limassol Marina is known for its friendly neighbourhoods and proximity t...

| Property Info    |                      | Plot / Area Info                               |              | Additional info  |           |
|------------------|----------------------|--|--------------|------------------|-----------|
| Covered Area     | 138                  | Plot area                                      | 229          | Reference Number | 24822     |
| Heating          | Central Heating, Yes | Pool   | Yes          | Property type    | House     |
| Air Conditioning | All rooms, Yes       | Parking  | Covered, Yes | Condition        | Brand New |
|                  |                      |  |              | Bathrooms        | 2         |
|                  |                      |  |              | View             | Sea view  |
| Amenities        |                      | Location                                       |              |                  |           |
| • Gym            |                      | Region: Limassol                               |              |                  |           |
|                  |                      | Coordinates: 34.666562777697 / 33.038575186441 |              |                  |           |

## Price: €3 900 000 + VAT

VAT for this property is **€195,000** or **€741,000**. 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>€28 261.00/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

€3 900 000 on Dec 6, 2024







