

## 3 Bedroom House for Sale in Limassol District

Lovely new 3 bedroom detached houses off plan to be build on a high point on the Agia Phyla Hills offering unobstructed lovely countryside views all the way to the sea. Agia Phyla is a thriving community with an abundance of amenities such as supermarkets bakeries pharmacies schools restaurants etc. Due to the lay of the land the entrance of the house from the road is actually on the upper floor of the house where are the bedrooms but with a separation from the guests. On this floor there is the master bedroom with an en suite bathroom another 2 spacious bedrooms and the family bathroom. A staircase leads us down to the lower level with the open plan kitchen and living area. There is also...

### Property Info

Covered Area	<b>147</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>184</b>
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### Additional info

Reference Number	<b>VL45191</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

### Amenities

- Balcony

### Location

Region: **Limassol**

## Price: €610 000 + VAT

VAT for this property is **€30,500** or **€115,900**. 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>~€21 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 150.00/m<sup>2</sup></b>		

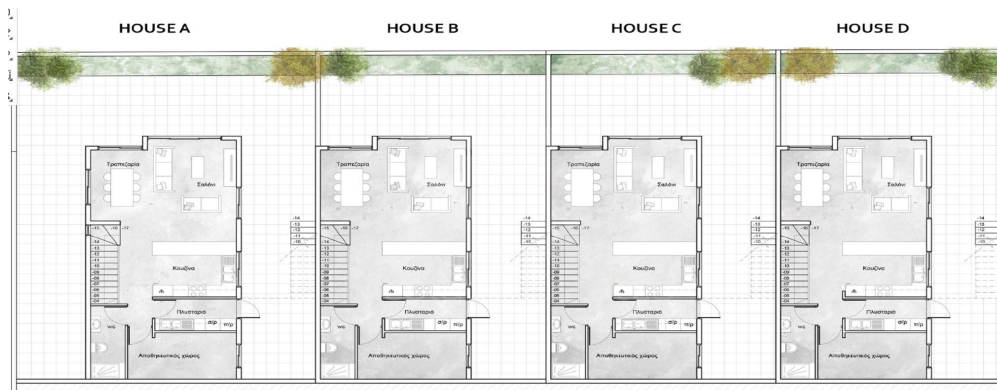
## Representative: Nicolaou Estates

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License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€610 000 on Feb 27, 2025





GROUND FLOOR PLAN