

## 3 Bedroom House for Sale in Parekkklisia, Limassol District

### Prime Location



Situated in a premier, newly developed, and tranquil area.

### Property Features

Bedrooms: 3 spacious bedrooms, designed for comfort and functionality.

Bathrooms: 2 full bathrooms on the first floor, plus a convenient guest toilet on the ground floor.

### Living Space:

430 sqm plot with 167 sqm of covered living space across two floors.

50 sqm uncovered veranda with concrete piles/beams, easily convertible into additional covered space.

Future expansion potential of up to 100 sqm.

### Smart Home Integration:

Advanced KNX System for seamless smart home automation.

Provisions for an alarm and camera system.

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Property Info		Plot / Area Info		Additional info	
Covered Area	<b>167</b>	Plot area	<b>430</b>	Reference Number	<b>28605</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
				Bathrooms	<b>2</b>

- Guest WC

**Location**

**Location:** Parekklesia

Region: **Limassol**

Coordinates: **34.743573 / 33.160077**

## Price: €620 000 + VAT

VAT for this property is **€39,836** or **€117,800**. 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>€3 713.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€620 000 on Mar 1, 2025













