

### 3 Bedroom House for Sale in Limassol District

Stunning renovated semi-detached villa in Columbia area, Limassol.

Renovated in 2021, this exquisite property offers a modern and sophisticated lifestyle with top-quality finishes and features.

Key Features

Covered area 225 sq.m., including a covered veranda on a 270 sq.m. plot.

3 generous bedrooms, including a master bedroom with an en-suite, plus one extra bathroom and two toilets

Open-plan living

Concealed A/C throughout the living, dining, and kitchen areas

Integrated kitchen appliances

Integrated aquarium

Built-in fireplace

Water filter system

Built-in BBQ

Alarm system

Water pressure system

Photo...

#### Property Info

Covered Area	<b>225</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

#### Plot / Area Info

Plot area	<b>270</b>
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#### Additional info

Reference Number	<b>56841</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>

#### Amenities

- Storage room

#### Location

Region: **Limassol**

## Price: €950 000 + VAT

VAT for this property is **€91,833** or **€180,500**. 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>~€34 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€4 222.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>

Phone: **+35725310243, +35770000889**

## Price change history

€950 000 on Mar 11, 2025







