

- 3 bedrooms
- 3 W/C
- Total Covered Area 240m<sup>2</sup>
- Living Area 162m<sup>2</sup>
- Plot Area 303m<sup>2</sup>
- Covered Parking
- Swimming Pool
- Energy Efficiency "A"
- A/C
- Home Appliances
- Photovoltaic Panels



### Plot / Area Info

|                  |                |           |              |                  |           |
|------------------|----------------|-----------|--------------|------------------|-----------|
| Covered Area     | 240            | Plot area | 303          | Reference Number | 7787      |
| Air Conditioning | All rooms, Yes | Pool      | Yes          | Property type    | House     |
|                  |                | Parking   | Covered, Yes | Condition        | Brand New |
|                  |                |           |              | Bathrooms        | 3         |

## Location

**Location:** Ypsonas

Region: **Limassol**Coordinates: **34.6882836** / **32.9612103**

## Price: €600 000 + VAT

VAT for this property is **€61,500** or **€114,000**. 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>€2 500.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                             |             |            |                          |
|-----------------------------|-------------|------------|--------------------------|
| Registration number         | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number              | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: + <b>35722344842</b> |             |            |                          |

## Price change history

€600 000 on Jun 17, 2025



