

## 4 Bedroom House for Sale in Kato Polemidia, Limassol District

Reference ID: #SA31216 Price details: €10,000,000 Luxury four bedroom villa in Kato Polemidia area, Limassol district. South facing, with panoramic sea, salt lake and city views located on a hill close to Heritage High School and New General Hospital with easy access to the highway. It consists of 3 floors in which: In the basement there is mechanical room, storage and home cinema provision space. On the ground floor there is an entrance hall, guest WC, main dining room and main living room with fireplace, a TV room, a fully equipped kitchen with a breakfast area, kitchen WC, laundry room and a storage room. On the first floor there are 3 bedrooms (master bedroom with wardrobes and en-sui...

### Property Info

Covered Area	<b>600</b>
Covered Veranda	<b>100</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>4100</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA31216</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2013</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

**Location:** Kato Polemidia

Coordinates: **34.693425019717 / 32.993559428166**

Region: **Limassol**

## Price: €10 000 000 + VAT

VAT for this property is **€1,550,000** or **€1,900,000**. 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>~€396 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€16 667.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€7 000 000 on Oct 19, 2023

€10 000 000 on Jun 12, 2025





