

## 3 Bedroom House for Sale in Episkopi Lemesou, Limassol District

Modern and practical detached house with 3 bedrooms and an office off Plan in Episkopi Limassol. A class energy efficiency certificate Provisions for heating air con swimming pool photovoltaic. PLOT 333sq.m HOUSE 198sq.m veranda 40 sq.m Completion 14 months after agreement is signed The price is 525 000 plus VAT. Swimming Pool optional at extra cost .

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>198</b> |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>333</b> |
|-----------|------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>VL28522</b>   |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

- Balcony

### Location

**Location:** Episkopi Region: **Limassol**

## Price: €525 000 + VAT

VAT for this property is **€44,068** or **€99,750**. 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>€2 652.00/m<sup>2</sup></b> |                 |             |

## Representative: Nicolaou Estates

|                     |              |            |                                      |
|---------------------|--------------|------------|--------------------------------------|
| Registration number | <b>693</b>   | Email      | <b>pnicolaou@nicolaouestates.com</b> |
| License number      | <b>365/E</b> | Legal name | <b>Nicolaou Estates LTD</b>          |
| Phone:              |              |            |                                      |

## Price change history

€525 000 on Oct 19, 2023



