

### 3 Bedroom House for Sale in Prastio Avdimou, Limassol District

Reference ID: #SA28791 Price details: €355,000 +VAT Prastio Area - Delivery Date: 18 months after permit issuing Energy efficiency "A" 2 YEARS GUARANTEE Austrian photovoltaic system 3KWerman insulation 10cm (ClimaPlus - Thrakon) German solar panels & Italian pressure pipe Italian manifolds & multilayer pipe-in-pipe system with aluminium layer (Giacomini) Italian waterproofing system (Copernit) Belgium waterproof parquet with a LIFETIME warranty (Quick-Step) Insulated bricks and windows BIG budget for sanitary, ceramics & tiles (€55/m<sup>2</sup>) Boundary walls coated by adhesive glue with fibers (Thrakon 410) Internal walls finished with adhesive glue with fibers & three coa...



#### Property Info

#### Plot / Area Info

#### Additional info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>230</b>            |
| Covered Veranda        | <b>N/A</b>            |
| Uncovered Veranda      | <b>N/A</b>            |
| Total Number of Floors | <b>3</b>              |
| Furnishing             | <b>Unfurnished</b>    |
| Energy Efficiency      | <b>N/A</b>            |
| Heating                | <b>Yes</b>            |
| Air Conditioning       | <b>All rooms, Yes</b> |

|           |                     |
|-----------|---------------------|
| Plot area | <b>340</b>          |
| Pool      | <b>No</b>           |
| Parking   | <b>Covered, Yes</b> |

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA28791</b>            |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>2</b>                  |

#### Amenities

#### Location

- Storage room

**Location:** Prastio Avdimou

Region: **Limassol**

Coordinates: **34.725871618735 / 32.780107366443**

## Price: €355 000 + VAT

VAT for this property is **€35,037** or **€67,450**. 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>€1 543.00/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: +35777000111 |              |            |                                |

## Price change history

€355 000 on Oct 19, 2023

