

### 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: <b>+35777000111</b>			

## Price change history

€355 000 on Oct 19, 2023

