

## 4 Bedroom House for Sale in Limassol - Panthea

Reference ID: #SA25651 Price details: €1,200,000 House fully renovated 2020 and is located at the high-developed area of Panthea, one of the most luxurious residential area of Limassol, 350m northeast of the private school, "The Grammar School". It has unobstructed views of the East side of Limassol, is built on a plot of 659sqm, it has three floors of a total area of around 319sqm, verandas of around 30sqm, covered parking, pool area with kiosks, matured garden and it is furthermore adjoining to a sidewalk and a large green area. The first floor is of an area of around 140sqm and is comprised of a sitting area, a TV room, a kitchen, a dining area and a guests WC. It also ...



### Property Info

Covered Area	<b>349</b>
Covered Veranda	<b>30</b>
Total Number of Floors	<b>2</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>659</b>
Pool	<b>Yes</b>
Parking	<b>No</b>

### Additional info

Reference Number	<b>SA25651</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2020</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

**Location:** Limassol - Panthea  
**Coordinates:** **34.712680733673 / 33.046050272192**

**Region:** **Limassol**

## Price: €1 200 000 + VAT

VAT for this property is **€155,794** or **€228,000**. 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>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 438.00/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

€1 400 000 on Oct 19, 2023  
€1 150 000 on Dec 23, 2023  
€1 095 000 on Nov 1, 2024  
€1 200 000 on Nov 15, 2024







