

## 3 Bedroom House for Sale in Palodeia, Limassol District

Reference ID: #SA25524 Price details: €1,000,000 This asset is a four-bedroom house in Palodeia, Limassol. The asset has an area of 350 sqm. The wider area of the property comprises of residential developments with great accessibility due to its proximity to the Limassol – Palodeia road. It is made in 3 levels: 1. Swimming pool level (office / bedroom, storage room, sitting room and bathroom) 2. 2nd level (living room, dining room, living room, fireplace, kitchen, laundry room, heating room and guest WC) 3. 3rd level (master bedroom with en-suite shower, 2 children’s bedrooms, main bathroom and laundry / ironing board) 4. The parking is at the level of the bedrooms. 5. The roof con...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>350</b>            |
| Covered Veranda   | <b>18</b>             |
| Uncovered Veranda | <b>88</b>             |
| Furnishing        | <b>Unfurnished</b>    |
| Energy Efficiency | <b>N/A</b>            |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>743</b> |
| Pool      | <b>Yes</b> |
| Parking   | <b>No</b>  |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>SA25524</b>   |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

- Storage room

### Location

**Location:** Palodeia  
 Coordinates: **34.747744470395 / 32.995812619035**

Region: **Limassol**

## Price: €1 000 000 + VAT

VAT for this property is **€130,000** or **€190,000**. 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>~€36 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 857.00/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

€1 000 000 on Oct 19, 2023





