

### 3 Bedroom House for Sale in Limassol - Marina

Reference ID: #SA24835 Price details: €3,900,000 +VAT Three bedroom villa with swimming pool and private berth(s). The Kalypso range draws on local architectural styles to achieve its elemental impact. The outdoor magic of Mediterranean life is reflected in a variety of exterior features, including the roof terrace and flowered pergola SPECIFICATIONS Structure- Reinforced concrete frame, in accordance with the regulations for anti-seismic design. Walls- Exterior walls are 250mm thick, insulated as per the requirements of the European Directive 2002/91/EC on the energy performance of buildings. - Internal walls are 100mm thick. Floors - Entrance halls, living, dining and kitchen are...



#### Property Info

Covered Area	<b>239</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>229</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>SA24835</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2018</b>
Bathrooms	<b>4</b>

#### Amenities

- Storage room

#### Location

**Location:** Limassol - Marina  
**Coordinates:** **34.668448894697 / 33.038682575648**

Region: **Limassol**

## Price: €3 900 000 + VAT

VAT for this property is **€398,322** or **€741,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€16 318.00/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

€3 900 000 on Oct 19, 2023



