

## 5 Bedroom House for Sale in Amathounta, Limassol District

Luxurious villa in the most prestigious area of Limassol with secluded and unobstructed views.



Property description:

First Floor

Master bedroom with fireplace

2 bedrooms

Ground Floor

Kitchen

Living & dining area with fireplace

Overflow outdoor pool

Basement

Laundry room

Shower x2

Guest bedroom

Gym

Sauna

Office (can be made into an en-suite bedroom on request)

Property Facilities

Underfloor water heating

Concealed air conditioning

Smart Home system

Solid Parquet

2 fireplaces

Elevator for 7 people

CCTV

**Property Info**

Covered Area	<b>349</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

**Plot / Area Info**

Plot area	<b>950</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

**Additional info**

Reference Number	<b>15718</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

**Amenities**

- Guest WC

**Location****Location:** AmathountaRegion: **Limassol**Coordinates: **34.715275930759 / 33.154137997345**

## Price: €9 800 000 + VAT

VAT for this property is **€1,272,315** or **€1,862,000**. 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>€28 080.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€9 800 000 on Oct 23, 2023





