

## 4 Bedroom House for Sale in Mathikoloni, Limassol District

Reference ID: #SA32570 Price details: €1,300,000 A four-bedroom detached house is available for sale in the village of Mathikoloni, just a 15-minute drive from the area of Agios Athanasios. This house offers a total covered area of 209 square meters and 42 square meters of covered verandas. It is situated on a plot of 4600 square meters of agricultural land. The house comprises a spacious living and dining room, a separate open-plan kitchen with a lounge area, a laundry room, the main family bathroom, a guest WC, and 4 bedrooms, one of which is a master bedroom with an ensuite bathroom and wardrobe space. For added security and convenience, the property features a private road, electric gate...

### Property Info

Covered Area	<b>209</b>
Covered Veranda	<b>42</b>
Total Number of Floors	<b>1</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>4600</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA32570</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2013</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

**Location:** Mathikoloni

Region: **Limassol**

Coordinates: **34.755070384827 / 33.056257403262**

## Price: €1 300 000 + VAT

VAT for this property is **€116,378** or **€247,000**. 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>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 220.00/m²</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

€1 000 000 on Oct 26, 2023

€1 300 000 on Apr 26, 2025



