

## 4 Bedroom House for Sale in Parekklesia Tourist Area, Limassol District

Large 4 bedroom Villa is situated in calm, comfortable for living area of Parekklesia, just 8 minutes to the beach by car. Sea and mountains views. It includes 4 bedrooms (one en-suite), 3 bathrooms, 4 toilets. Each bedroom has a balcony, windows are equipped with mosquito nets and shells.

Fully conditioned.

Pool with jacuzzi.

Heating – diesel

Garden with the variety of fruit trees.

BBQ

Billiards

Reliable fence

Automatic garden watering

Two garages (open and built-in), both for two cars



### Property Info

Covered Area	<b>630</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>5360</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>5416</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>
View	<b>Mountains view</b>

### Amenities

- Pool

### Location

**Location:** Parekklesia Tourist Area Region: **Limassol**

Coordinates: **34.717840576834 / 33.164312790867**

## Price: €1 900 000 + VAT

VAT for this property is **€297,667** or **€361,000**. 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>~€72 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 016.00/m²</b>		

## Representative: MySpace

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## Price change history

€2 500 000 on Nov 19, 2023  
 €2 000 000 on Apr 13, 2024  
 €1 900 000 on Mar 18, 2025













