

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

Brand new, fantastic, spacious house in a new-built area in Episkopi. This exceptional house is just a short drive from Limassol Centre and enjoys easy access to all amenities such as schools, supermarkets, cafes, restaurants etc. and the highway. 

Built in 2023, in a plot of 542 sqm and has internal areas of 244 sqm.

The ground floor is comprised of a marvelous spacious living/dining/sitting room with a kitchen and a guest toilet. Going up to the first floor you find three spacious bedrooms – with the master bedroom en suite, a family bathroom and a laundry room.

As you walk outside to the external areas of the house you enjoy a big yard, very well maintained an...

#### Property Info

Covered Area	<b>244</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>542</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>17871</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

#### Amenities

- Guest WC

#### Location

**Location:** Episkopi  
**Coordinates:** **34.675036261103 / 32.903333914277**

Region: **Limassol**

## Price: €1 400 000 + VAT

VAT for this property is **€145,508** or **€266,000**. 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>€5 738.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€1 400 000 on Dec 18, 2023  
 €1 200 000 on Feb 12, 2024  
 €1 400 000 on Dec 10, 2025











