

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

A stunning 3 bedroom villa with sea views of Kourion beach with 2 bathrooms (one en-suite) and a downstairs W.C. All bedrooms with sea view balconies.

An exceptional scenic walk with stunning panoramic sea views at the end of the road.

Newly renovated to a high spec, incorporating a modern/ traditional design.

A unique internal feature rock wall and external arches create an authentic Cypriot design whilst an elegant open plan kitchen/ living area brings the cool element to this stylish home.

The kitchen island creates a social area with barstool space and an induction hob. All new appliances and plentiful storage with cupboards and drawers.

Key Features

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### Property Info

Covered Area	<b>166</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area **536**

### Additional info

Reference Number	<b>50374</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

**Location:** Episkopi Region: **Limassol**

## Price: €680 000 + VAT

VAT for this property is **€43,176** or **€129,200**. 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>~€23 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 096.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€749 500 on May 24, 2024  
 €680 000 on May 27, 2025













