

## 3 Bedroom House for Sale in Limassol District

This magnificent villa situated on the prestigious Kalogiroi Hills in Limassol, a prime location offers tranquillity and easy access to the highway and the city.

The ground level boasts an open-concept layout, seamlessly connecting the living space, kitchen, and dining area, providing an ideal setting for family gatherings and entertaining. A guest bathroom completes this level, ensuring convenience for residents and guests. For utmost privacy and serenity, the three bedrooms, each featuring an en suite bathroom, are located upstairs. Adding to the allure of this exceptional property is the roof garden, a true haven for relaxation and entertainment. Here, you can unwind in the jacuz...

### Property Info

Covered Area	<b>148</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>478.5</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>45008</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2022</b>
Bathrooms	<b>5+</b>

### Amenities

- Storage room

### Location

Region: **Limassol**

## Price: €797 000 + VAT

VAT for this property is **€39,850** or **€151,430**. 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>€5 385.00/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>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€1 450 000 on May 24, 2024  
 €1 305 000 on Jul 17, 2024  
 €1 100 000 on Nov 16, 2024  
 €797 000 on Jul 19, 2025













