


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

A brand new four-bedroom detached villa with a private swimming pool and wonderful sea view is available for sale in the Pareklissia area. 

This beautiful and modern four-bedroom detached villa sits on a plot area of 937 square meters and offers an internal covered area of 364 square meters. The detached villa consists of three levels, on the basement level, there is the maid's room with an en-suite shower, the laundry room, a storage room, the garden area, the private swimming pool, a veranda area (covered and uncovered), barbeque area. On the first floor, there is a spacious open-layout kitchen, dining, and living room area, a guest toilet, and a large balcony (covered and u...

### Property Info

### Plot / Area Info

### Additional info

Covered Area  
Heating  
Air Conditioning

**364**  
**Central Heating, Yes**  
**All rooms, Yes**

Plot area  
Pool  
Parking

**937**  
**Yes**  
**Covered, Yes**

Reference Number  
Property type  
Condition  
Bathrooms  
View

**21769**  
**House**  
**Pre-Owned**  
**1**  
**Sea view**

### Amenities

### Location

- Guest WC

**Location:** Parekklesia  
**Coordinates:** **34.739865905626 / 33.165489930548**

Region: **Limassol**

## Price: €1 800 000 + VAT

VAT for this property is **€238,154** or **€342,000**. 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>~€68 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 945.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|                                          |              |            |                         |
|------------------------------------------|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

- €2 000 000 on Aug 2, 2024
- €1 500 000 on May 10, 2025
- €1 700 000 on Jun 6, 2025
- €1 800 000 on Jul 12, 2025

