

3 Bedroom House for Sale in Limassol District

? For Sale: Exclusive 3-bedroom villa with breathtaking views, ready to move in.



? Location: Mersinies/Panioti | Prime residential area in Limassol

A refined, Mediterranean-inspired design that combines modern architecture with natural materials like wood, marble, and stone, blending elegance with coastal charm

■ Key Features:

- Interior: 276 sqm of covered space
- Plot Size: 776 sqm
- Layout: Upper floor with 2 ensuite bedrooms featuring walk-in wardrobes; ground floor with 1 ensuite bedroom and private veranda
- Living Space: Open-plan kitchen, dining, and living area, with an additional small kitchen for convenience
- Gues...

Property Info

Covered Area **276**  
Furnishing **Unfurnished**  
Heating **Central Heating, Yes**  
Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **776**  
Pool **Yes**  
Parking **Covered, Yes**

Additional info

Reference Number **8487**  
Property type **House**  
Condition **Brand New**  
Bathrooms **4**  
View **Sea view**

Amenities

- Guest WC

Location

Region: **Limassol**  
Coordinates: **34.7178831 / 33.0803077**

## Price: €2 450 000 + VAT

VAT for this property is **€279,087** or **€465,500**. 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>€8 877.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
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## Price change history

€2 450 000 on Oct 31, 2024

























