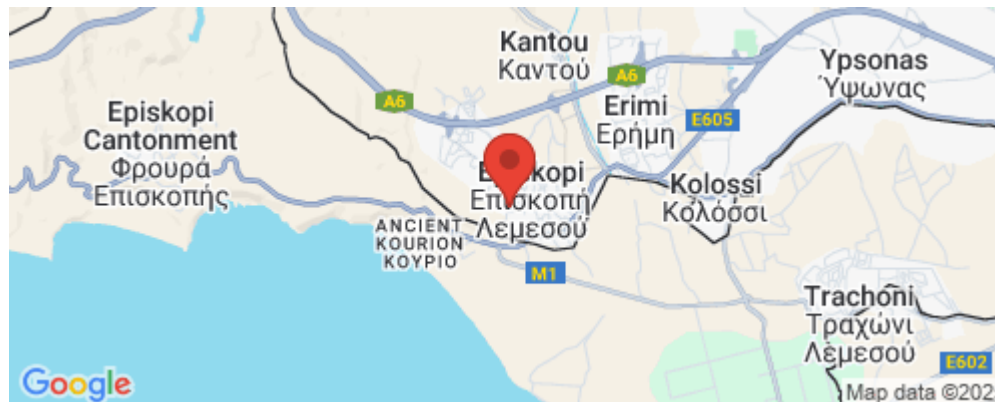


## 6+ Bedroom House for Sale in Episkopi Lemesou, Limassol District

The property concerns a 50% share of a residential complex in Episkopi. It is located 130m from Episkopi Elementary School, and 2,5km from the coastline.



The share corresponds to two incomplete houses with an internal area of 190sqm, covered verandas 5sqm and uncovered verandas of 44sqm.

There is a distribution agreement in place. Sale can be effected through a SPA (Sale Purchase Agreement).

### Property Info

Covered Area **667**  
Energy Efficiency **G**

### Plot / Area Info

### Amenities

### Location

**Location:** Episkopi Lemesou      Region: **Limassol**  
**Coordinates:** **34.66931 / 32.898661**

### Additional info

Reference Number **8987**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **2011**

## Price: €365 000 + VAT

VAT for this property is **€57,858** or **€69,350**. 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>~€11 200.00</b>           | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€547.00/m<sup>2</sup></b> |                 |             |

## Representative: GoGordian (Gordian Servicing)

|  |            |            |  |
|--|------------|------------|--|
| Registration number                      | <b>N/A</b> | Email      | <b>seraclidou@gordianservicing.com</b> |
| License number                           | <b>N/A</b> | Legal name | <b>GoGordian (Gordian Servicing)</b>   |
| Phone: <b>+35780004321, +35722812065</b> |            |            |  |

## Price change history

€390 000 on Nov 14, 2024

€365 000 on Feb 20, 2025







