

## 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

### Plot / Area Info

### Additional info

Covered Area  
Heating  
Air Conditioning

**276**  
**Central Heating, Yes**  
**All rooms, Yes**

Plot area  
Pool  
Parking

**776**  
**Yes**  
**Covered, Yes**

Reference Number  
Property type  
Condition  
Bathrooms  
View

**9432**  
**House**  
**Brand New**  
**4**  
**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>
Phone: <b>+35722344842</b>			

## Price change history

€2 450 000 on Jan 8, 2025













