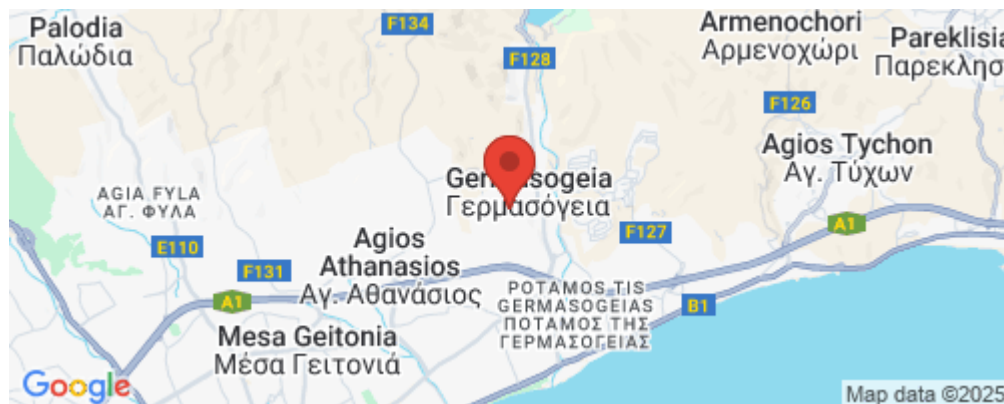


## 3 Bedroom House for Sale in Limassol District

? 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	276	Plot area	776
Heating	Central Heating, Yes	Pool	Yes
Air Conditioning	All rooms, Yes	Parking	Covered, Yes

Reference Number	9433
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>
Phone: +35722344842			

## Price change history

€2 450 000 on Jan 8, 2025



