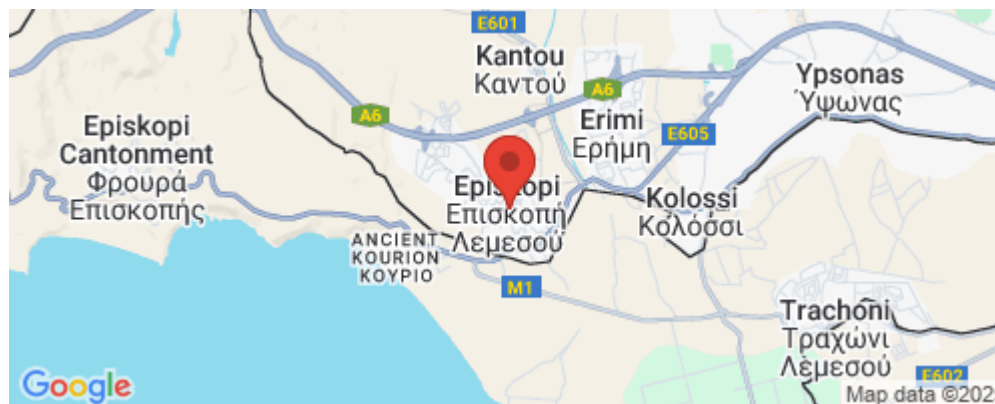


## 4 Bedroom House for Sale in Episkopi Lemesou, Limassol District

For sale is a charming resale house in the desirable area of Episkopi, offering an impressive internal space of 175 m<sup>2</sup>. This property boasts four spacious bedrooms and two well-appointed bathrooms, making it ideal for families or those seeking extra room.



Built in 2004, this home sits on a large plot, providing a perfect setting for outdoor relaxation. Enjoy the luxurious private swimming pool, perfect for cooling off during warm summer days. The property offers stunning country and sea views, creating a peaceful retreat while still being close to amenities such as shops, restaurants, and schools.

Episkopi is known for its friendly community and beautiful landscapes. The are...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>175</b>            |
| Furnishing        | <b>Unfurnished</b>    |
| Energy Efficiency | <b>N/A</b>            |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>824</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>54585</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Fireplace

### Location

**Location:** Episkopi Lemesou      Region: **Limassol**  
**Coordinates:** **34.670933 / 32.90255**

## Price: €750 000 + VAT

VAT for this property is **€52,500** or **€142,500**. 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>~€26 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 286.00/m<sup>2</sup></b> |                 |             |

## Representative: NCH Real Estate

|  |              |            |                               |
|--|--------------|------------|-------------------------------|
| Registration number                      | <b>1146</b>  | Email      | <b>info@nchrealestate.com</b> |
| License number                           | <b>571/E</b> | Legal name | <b>N/A</b>                    |
| Phone: <b>+35722424203, +35777770532</b> |              |            |                               |

## Price change history

€750 000 on Jan 16, 2025









