

## 4 Bedroom House for Sale in Limassol District

Luxury villa in the first and only golf resort in Limassol. New leisure destination for living and investment in Cyprus situated next to the City of Dreams – the largest Casino of Mediterranean. Contemporary in design, the villa embodies the true style of Mediterranean living. Perfectly positioned to showcase the most out of the golf and lake views, these villas are the quintessential family homes.

Shady terraces with an overflow pool, present the best setting for relaxing and entertaining. Merging interior and exterior spaces to perfection, the villa dissolves harmoniously into the landscape. Breezy, spacious bedrooms, with indulgent ensuite bathrooms, epitomise the exquisit...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>288</b>            |
| Covered Veranda   | <b>55</b>             |
| Uncovered Veranda | <b>40</b>             |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>755</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>234658</b>             |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>4</b>                  |
| View              | <b>Mountains view</b>     |

### Amenities

### Location

Region: **Limassol**

## Price: €1 800 000 + VAT

VAT for this property is **€210,750** or **€342,000**. 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>€6 250.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€1 800 000 on Feb 6, 2025





