

## 3 Bedroom House for Sale in Parekklesia, Limassol District

Energy-Efficient Villa in Parekklesia with Sea View

This modern 3-bedroom villa is designed to Energy Class A standards, following Cyprus' Ministry of Energy regulations. Built with full insulation, 8cm polystyrene on external walls, and a 3kW photovoltaic system, it ensures sustainability and comfort.

Key features include a swimming pool, covered garage, thermal windows and doors, built-in kitchen and wardrobes, solar panels, water pump, electrical floor heating, and provisions for air conditioning and rolling shutters.

Located in a peaceful area of Parekklesia with breathtaking sea views, this villa offers 168m<sup>2</sup> of covered space on a 450m<sup>2</sup> plot—a perfect blend...

### Property Info

Covered Area **168**  
Energy Efficiency **A**

### Plot / Area Info

Plot area **450**

### Additional info

Reference Number **235107**  
Property type **House**  
Condition **Under Construction**  
Bathrooms **3**

### Amenities

### Location

**Location:** Parekklesia Region: **Limassol**

**Price: €600 000 + VAT**

VAT for this property is **€39,000** or **€114,000**. 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>€3 571.00/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**

€600 000 on Feb 18, 2025

