

## 6+ Bedroom House for Sale in Limassol District

Luxurious 6-Bedroom Villa in a Prestigious Area of Limassol

This stunning villa spans approximately 410 m<sup>2</sup>, featuring 72 m<sup>2</sup> of verandas and 35 m<sup>2</sup> of terraces. Additionally, it includes a 143 m<sup>2</sup> attic, a 266 m<sup>2</sup> basement, and a 651 m<sup>2</sup> backyard with a swimming pool.

The exterior courtyard is paved with cobblestones and includes a swimming pool (approx. 32 m<sup>2</sup>), a covered parking area, and a well. The landscaped plot is beautifully maintained, adorned with mature plants (including palm trees), and fully fenced. The driveway is asphalted.

Year Built: 2005

Layout:

Ground Floor (210 m<sup>2</sup>):

Entrance hall

Open-plan living room with lounge area

**Price: €3 500 000 + VAT**

VAT for this property is **€485,732** or **€665,000**. 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>~€136 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 537.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€3 200 000 on Feb 28, 2025  
€3 500 000 on May 21, 2025





