# 3 Bedroom House for Sale in Limassol - Mesa Geitonia

This hidden gem in Mesa Geitonia offers an unbeatable location and exceptional investment potential!

⬜ Property Highlights:
✔ 163m² internal space on a 280m² plot
✔ 120% density & 50% coverage – allows for up to 3 stories, making it a high-value investment
✔ Renovated in 2010 and in great condition
✔ 3 spacious bedrooms – 2 upstairs with a full washroom, plus a large main-floor bedroom with another full washroom
✔ Expansive outdoor space with a mature lemon tree, perfect for relaxation
✔ Well-equipped, spacious kitchen with high-quality appliances in excellent condition

A rare opportunity to own a well-located prope...

## Property Info

| | |
|---|---|
| Covered Area | **163** |
| Energy Efficiency | **B** |
| Air Conditioning | **All rooms, Yes** |

## Plot / Area Info

| | |
|---|---|
| Plot area | **280** |
| Parking | **Covered, Yes** |

## Additional info

| | |
|---|---|
| Reference Number | **54956** |
| Property type | **House** |
| Condition | **Pre-Owned** |
| Bathrooms | **2** |

## Amenities

- Storage room

## Location

**Location:** Limassol - Mesa Geitonia  Region: **Limassol**

# Price: €450 000 + VAT

VAT for this property is **€27,525** or **€85,500**. 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 | **Excluded** | Title transfer fee | **~€14 600.00** | Common expenses | **None** |
| --- | --- | --- | --- | --- | --- |
| | | Price per SQM | **€2 761.00/m²** | | |

## Representative: NCH Real Estate

| Registration number | **1146** | Email | **info@nchrealestate.com** |
| --- | --- | --- | --- |
| License number | **571/E** | Legal name | **N/A** |

Phone: **+35722424203, +35777770532**

## Price change history

€450 000 on Mar 12, 2025