

### 3 Bedroom House for Sale in Agia Paraskevi, Limassol District

This elegant three-bedroom villa offers a perfect blend of contemporary design and Mediterranean charm. With spacious living areas, floor-to-ceiling windows, and expansive terraces, the villa maximizes natural light and provides seamless indoor-outdoor living. 

The villa features three generously sized bedrooms, including a master suite with an en-suite bathroom, a fully equipped modern kitchen, and open-plan living and dining areas designed for comfort and style. High-quality finishes, thoughtful interior layouts, and private outdoor spaces reflect modern luxury and functionality.

Residents of the villa enjoy full access to the complex’s premium amenities, including an out...

#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>211</b> |
| Covered Veranda        | <b>65</b>  |
| Uncovered Veranda      | <b>49</b>  |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

#### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>406</b>          |
| Pool      | <b>Common, Yes</b>  |
| Parking   | <b>Covered, Yes</b> |

#### Additional info

|                  |              |
|------------------|--------------|
| Reference Number | <b>2489</b>  |
| Property type    | <b>House</b> |
| Bathrooms        | <b>3</b>     |

#### Amenities

- Parking

#### Location

**Location:** Agia Paraskevi  
**Coordinates:** **34.723916469866 / 33.074737790941**

Region: **Limassol**

## Price: €970 000 + VAT

VAT for this property is **€87,760** or **€184,300**. 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>~€35 400.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 597.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

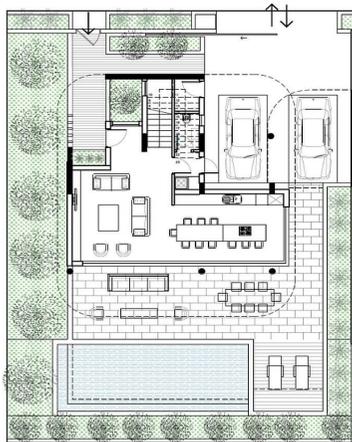
€880 000 on Apr 8, 2025  
 €905 000 on Apr 30, 2025  
 €920 000 on Nov 19, 2025  
 €970 000 on Mar 17, 2026



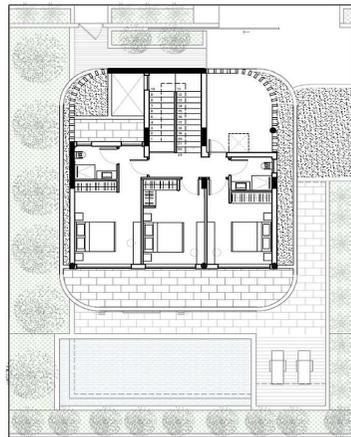


VILLAS 1 - 7  
THREE-BEDROOM VILLAS

MASTERPLAN



GROUND FLOOR



FIRST FLOOR

