

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

Discover superior aesthetics and exclusivity in the heart of Limassol’s prestigious Palodia suburb. This gated complex presents a carefully curated selection of three distinct villa types: elegant three-bedroom and five-bedroom layouts, with select villas featuring private pools. The development fosters a sense of privacy and community, centered around family living. Residents can enjoy the peaceful atmosphere and a dedicated children’s playground, making it the ideal retreat for those seeking both comfort and sophistication in a tranquil suburban setting.



#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>164</b> |
| Covered Veranda        | <b>18</b>  |
| Uncovered Veranda      | <b>3</b>   |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

#### Plot / Area Info

Plot area **281**

#### Additional info

|                  |              |
|------------------|--------------|
| Reference Number | <b>6544</b>  |
| Property type    | <b>House</b> |
| Bathrooms        | <b>2</b>     |

#### Amenities

#### Location

**Location:** Palodeia

Region: **Limassol**

Coordinates: **34.744257319625 / 32.995344411488**

## Price: €630 000 + VAT

VAT for this property is **€39,029** or **€119,700**. 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>~€21 800.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 841.00/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

€600 000 on Jun 4, 2025  
 €630 000 on Feb 26, 2026





masterplan

