

## 4 Bedroom House for Sale in Episkopi, Limassol District

Discover this beautifully designed detached villa located in the sought-after village of Episkopi, offering the perfect balance between comfort, space, and tranquility. Ideal for families or those seeking a relaxed lifestyle, this well-maintained home provides 200 m<sup>2</sup> of internal living space all conveniently arranged on one level.



Set on a generous plot, the property features four spacious bedrooms and three bathrooms, ensuring ample room for both everyday living and entertaining. The layout is practical and accessible, with all rooms located on the ground floor—ideal for families with young children or those looking for single-level living.

Step outside to enjoy plenty o...

### Property Info

Covered Area	<b>200</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>596</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>30221</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

**Location:** Episkopi      Region: **Limassol**  
**Coordinates: 34.795567 / 32.526**

## Price: €550 000 + VAT

VAT for this property is **€46,750** or **€104,500**. 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	<b>Excluded</b>	Title transfer fee	<b>~€18 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 750.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€520 000 on Jul 5, 2025  
 €550 000 on Dec 18, 2025









