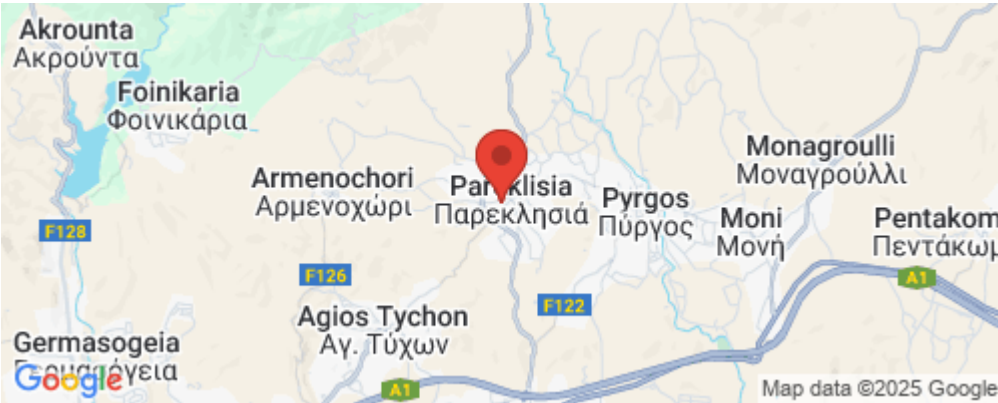


3 Bedroom House for Sale in Parekklesia, Limassol District

- 3 bedrooms
- 3 W/C
- Internal Area 194m2
- Plot Area 441m2
- A/C
- Parking Space
- Customizable layout & finishes
- High-quality timber frame → The main structure of the building is made with strong, durable timber (wood) instead of concrete or steel. It usually means good insulation, faster construction, and eco-friendliness
- German-standard build → Suggests the property was built following German engineering and construction standards, which are known for being precise, energy-efficient, and durable. It's a way to highlight reliability and premium quality.
- Energy Efficiency "A"



| Property Info    |                | Plot / Area Info                              |     | Additional info  |           |
|------------------|----------------|---|-----|------------------|-----------|
| Covered Area     | 194            | Plot area                                     | 441 | Reference Number | 13342     |
| Air Conditioning | All rooms, Yes |   |     | Property type    | House     |
|                  |                |   |     | Condition        | Brand New |
|                  |                |   |     | Bathrooms        | 3         |
| Amenities        |                | Location                                      |     | Region           |           |
| • Guest WC       |                | Location: Parekklesia                         |     | Region: Limassol |           |
|                  |                | Coordinates: 34.742980531334 / 33.15853943898 |     |                  |           |

## Price: €450 000 + VAT

VAT for this property is **€36,789** 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 | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 320.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                     |             |            |                          |
|---------------------|-------------|------------|--------------------------|
| Registration number | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number      | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: +35722344842 |             |            |                          |

## Price change history

€450 000 on Aug 7, 2025





