

## 4 Bedroom House for Sale in Limassol

This contemporary villa is located in Armou village which has spectacular sea views everywhere. The village is only six kilometers north of Paphos town and it offers a quiet, semi-rural environment yet not far from town life. A fifteen minute drive to the beach, twenty minutes to Paphos International Airport. There are several kiosks and tavernas in the area and in the neighbouring villages of Marathounta and Konia. You will also find there a traditional coffee shop. The Project has EPC certificate with "B" Energy Efficiency Rating



### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>200</b> |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>1</b>   |

### Plot / Area Info

|           |             |
|-----------|-------------|
| Plot area | <b>4500</b> |
|-----------|-------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>K38-1</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

### Location

**Location:** Limassol      Region: **Limassol**  
**Coordinates:** **34.6851 / 33.0442**

## Price: €400 000 + VAT

VAT for this property is **€34,000** or **€76,000**. 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>~€12 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 000.00/m²</b> |                 |             |

## Representative: Cyprus Developers Alliance (CDA Group)

|  |            |            |   |
|--|------------|------------|---|
| Registration number                      | <b>N/A</b> | Email      | <b>cyp@cyprus-alliance.com</b>                |
| License number                           | <b>N/A</b> | Legal name | <b>Cyprus Developers Alliance (CDA Group)</b> |
| Phone: <b>+35725355260, +35780004455</b> |            |            |   |

## Price change history

€400 000 on Aug 26, 2025

