

## 5 Bedroom House for Sale in Limassol

This 5 bedroom villa is located in lower Chloraka -Pafos, in a cul de sac in the area of Melanos, minutes away from the beach and all amenities. This detached villa consists of 2 levels. The entrance, dining room, 2 living rooms, kitchen, 2 bathrooms, kitchenette and 1 bedroom (guest room) are on the ground floor. The rest 4 bedrooms and 2 bathrooms are located on the 1st floor with the master bedroom en-suite and a utility room on the top. The villa has a private road leading to its entrance with an electric gate. It has a private swimming pool, fully fitted kitchen, laundry room, double glazed windows, air conditioning, provision for central heating, storeroom, fly screens, jacuzzi, poo...



### Property Info

Covered Area	400
Covered Veranda	80
Floor Number	1
Total Number of Floors	1

### Plot / Area Info

Plot area	800
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### Additional info

Reference Number	001-1
Property type	House
Condition	Pre-Owned
Bathrooms	1

### Amenities

### Location

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

**Price: €690 000 + VAT**

VAT for this property is **€94,875** or **€131,100**. 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>~€24 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 725.00/m<sup>2</sup></b>		

**Representative: Cyprus Developers Alliance (CDA Group)**

Registration number	<b>N/A</b>	Email	<b>cyp@cyprus-alliance.com</b>
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**Price change history**

€690 000 on Aug 26, 2025











