

## 4 Bedroom House for Sale in Limassol

This 4-bedroom villa in modern design is located in the area of Yeroskipou and has panoramic sea views. Only 7 minutes' drive to the most popular sandy beach of Paphos and Paphos centre, easy access to Limassol highway and golf resort. The villa will have bright and spacious open plan living room, kitchen and dining area with big balcony facing the sea. Other specifications: Provision for central heating Provision for photovoltaics Provision for smart home Optional Fireplace and roof garden Next to green public area Private swimming pool The Project has EPC certificate with "A" Energy Efficiency Rating.



### Property Info

Covered Area	385
Covered Veranda	115
Floor Number	1
Total Number of Floors	1

### Plot / Area Info

Plot area 400

### Additional info

Reference Number	R37-2
Property type	House
Condition	Pre-Owned
Bathrooms	1

### Amenities

### Location

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

## Price: €995 000 + VAT

VAT for this property is **€134,777** or **€189,050**. 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>~€36 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 584.00/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>
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## Price change history

€995 000 on Aug 26, 2025



