

## 4 Bedroom House for Sale in Limassol

This modern style villa is located in the Sea Caves area of Peyia, having panoramic view of the Mediterranean Sea, as well as the area's one-of-a-kind Sea Caves. The villa consists of the dining and living room in an open space concept, a kitchen with your own island right in the middle of it and will have floor to ceiling windows. Moreover, we have included an ensuite bedroom on the ground floor that can be converted also into an office. Stepping outside of the living area, you will find a custom mosaic covered pool with ambient lighting. Also, there is the outdoor seating area with a pergola. Furthermore, the outside also includes a barbeque grill, shower, and WC, as well as...



### Property Info

Covered Area	<b>458</b>
Covered Veranda	<b>206</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **623**

### Additional info

Reference Number	<b>R61-1</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: €2 200 000 + VAT**

VAT for this property is **€317,127** or **€418,000**. 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>~€84 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 803.00/m<sup>2</sup></b>		

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

Registration number	<b>N/A</b>	Email	<b>cyp@cyprus-alliance.com</b>
License number	<b>N/A</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
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**Price change history**

€2 200 000 on Aug 26, 2025



