

## 3 Bedroom House for Sale in Limassol

This villa is situated in the area of Potima and boasts panoramic views of Paphos coastline and new proposed marina. Offering spacious family accommodation, the villa comprises of 3 double bedrooms, 3 bathrooms, large open plan living area and Italian styled kitchen with granite worktops. Externally, the villa enjoys a large roof terrace with stunning views, landscaped garden and infinity swimming pool. The Project has EPC certificate with "B" Energy Efficiency Rating.



### Property Info

Covered Area	<b>167</b>
Covered Veranda	<b>145</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area	<b>1184</b>
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### Additional info

Reference Number	<b>S178-431</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: €810 000 + VAT

VAT for this property is **€52,044** or **€153,900**. 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>~€29 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 850.00/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

€810 000 on Aug 26, 2025

