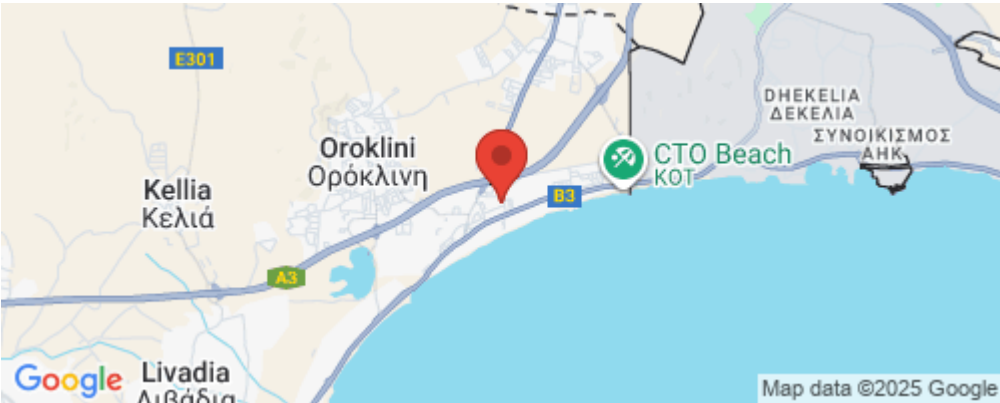


1111m² Commercial for Sale in Limassol

A project consisting of 3 modern detached villas located in a quiet area on the Larnaca – Dekelia road, in walking distance to the beaches. The villas are of three living levels, roof garden offers sea view. Outside there is a huge garden area, verandas, BBQ area and a swimming pool (optional). Main Features: 3 ensuite bedrooms Laundry room Large roof garden with BBQ area, extra room and WC Provision for underfloor heating Photovoltaic panels Provision to create a gym. Asset is free of mortgage therefore title deeds are guaranteed. The project is for sale as a whole. The Project has EPC certificate with “A” Energy Efficiency Rating.



Property Info

Covered Area	1111
Covered Veranda	456
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Plot area	2073
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Additional info

Reference Number	S408-1-3
Property type	Other Commercial
Condition	Pre-Owned
Bathrooms	1

Amenities

Location

Location: Limassol Region: Limassol
Coordinates: 34.9769 / 33.67907

Price: €4 270 000 + VAT

VAT for this property is **€730,589** or **€811,300**. 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	Excluded	Title transfer fee	~€167 400.00	Common expenses	None
		Price per SQM	€3 843.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

Registration number	Registration number 591	Email	sales@cyprus-alliance.com
License number	License 118/E	Legal name	Cyprus Developers Alliance (CDA Group)
Phone: +35725314237, +35797977765			

Price change history

€4 270 000 on Aug 26, 2025



