

## 1111m<sup>2</sup> 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	<b>1111</b>
Covered Veranda	<b>456</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **2073**

### Additional info

Reference Number	<b>S408-1-3</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

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

## 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	<b>Excluded</b>	Title transfer fee	<b>~€167 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 843.00/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

€4 270 000 on Aug 26, 2025







