

## 4 Bedroom House for Sale in Limassol

This project consists of 3 modern villas. Two of the villas are semi-detached and the other is detached. Each villa consists of 4 bedrooms and 3 modern fully-tiled bathrooms. Each unit has beautiful landscaped gardens and private parking. Located in the Tomb of the Kings area of Kato Paphos close to all amenities. The project is just minutes from the sea and the medieval castle of Paphos, 3 minutes from Paphos Kings Avenue Mall, and 12 minutes from Paphos Airport. The main golf resort of the country is also only 15 minutes away. The Project has EPC certificate with "B" Energy Efficiency Rating.



### Property Info

Covered Area	<b>155</b>
Covered Veranda	<b>29</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **193**

### Additional info

Reference Number	<b>A0127-V1</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: €370 000 + VAT

VAT for this property is **€20,171** or **€70,300**. 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>~€11 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 387.00/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

€370 000 on Aug 26, 2025









