

## 3 Bedroom House for Sale in Limassol

A two-story villa with 3 bedrooms and a pool in the Atlantis Beach Gardens cottage complex, just a few minutes walk from the sea and beach. This house is located in the quiet, seasonally touristic area of Pervolia, Larnaca. Nearby, you will find a hotel, restaurant, park with a playground, pedestrian walkway, and a lighthouse. Larnaca International Airport is only a 15-minute drive away. There is easy access to the popular tourist resort of Ayia Napa and the highway leading to all major cities. Key features include: Two-story villa 3 bedrooms Separate kitchen 3 bathrooms (1 with a bathtub, 1 with a shower, 1 guest toilet) Fully furnished Heating system Fully equipped with air conditioning...



### Property Info

Covered Area	<b>163</b>
Covered Veranda	<b>53</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **468**

### Additional info

Reference Number	<b>A0248-1</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: €600 000 + VAT

VAT for this property is **€36,699** or **€114,000**. 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>~€20 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 681.00/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

€600 000 on Aug 26, 2025













