

3 Bedroom House for Sale in Limassol

This contemporary style detached villa is located in the village of Emba (Paphos), in a quiet residential area. It is just 5 minutes drive from the beaches, 10 minutes to the city center and the Mall. The villa will consist of 3 bedrooms, 3 bathrooms and a guest toilet. The owners of the villa will enjoy bright and spacious living and dining areas. The property offers extras such as underfloor heating or provision for wall-mounted units, VRV concealed air-conditioning, private swimming pool, 4th bedroom on the roof. The Project has EPC certificate with "A" Energy Efficiency Rating.

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Property Info		Plot / Area Info		Additional info	
Covered Area	220			Reference Number	S613-1
Covered Veranda	33	Plot area	570	Property type	House
Floor Number	1	Piùt died	370	Condition	Pre-Owned
Total Number of Floors	1			Bathrooms	1

Amenities Location

Location: Limassol Region: Limassol

Coordinates: **34.80018** / **32.41847**



Price: €490 000 + VAT

VAT for this property is €46,327 or €93,100. 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 ~€16 200.00

Price per SQM €2 227.00/m²

Common expenses

None

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

€490 000 on Aug 26, 2025













