

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.



Property Info

Covered Area	220
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Plot area	570
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Additional info

Reference Number	S613-1
Property type	House
Condition	Pre-Owned
Bathrooms	1

Amenities

Location

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

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	Common expenses	None
		Price per SQM	€2 227.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€490 000 on Aug 26, 2025



