

## 4 Bedroom House for Sale in Limassol

This luxurious detached villa, located in the prestigious area of Livadia, Cyprus, is just a 3-minute drive from the Larnaca-Dhekelia beach. Thoughtfully designed interiors, an open-plan kitchen, seamless indoor-outdoor transitions, and a private pool create an atmosphere of refined sophistication. The villa features 4 en-suite bedrooms, a rooftop garden, a gazebo, a bar, and beautifully landscaped gardens, embodying modern elegance. It offers spacious outdoor areas, including L-shaped verandas and a refreshing swimming pool, making it the perfect blend of comfort and style. The Project has EPC certificate with "A" Energy Efficiency Rating.



### Property Info

Covered Area	<b>268</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area	<b>738</b>
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### Additional info

Reference Number	<b>A0349-1</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: €900 000 + VAT

VAT for this property is **€100,478** or **€171,000**. 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>~€32 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 358.00/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>
Phone: <b>+35725355260, +35780004455</b>			

## Price change history

€900 000 on Aug 26, 2025





