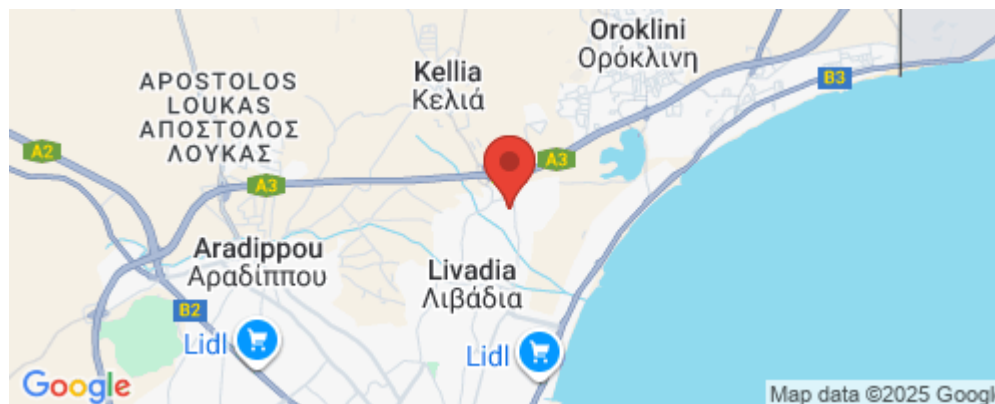


4 Bedroom House for Sale in Limassol

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 | 268 |
| Floor Number | 1 |
| Total Number of Floors | 1 |

Plot / Area Info

| | |
|-----------|------------|
| Plot area | 738 |
|-----------|------------|

Additional info

| | |
|------------------|------------------|
| Reference Number | A0349-1 |
| Property type | House |
| Condition | Pre-Owned |
| Bathrooms | 1 |

Amenities

Location

Location: Limassol Region: **Limassol**
Coordinates: **34.95936 / 33.63395**

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 | Excluded | Title transfer fee | ~€32 600.00 | Common expenses | None |
| | | Price per SQM | €3 358.00/m² | | |

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

€900 000 on Aug 26, 2025



