

## 3 Bedroom House for Sale in Limassol

This two-story detached villa is part of a housing complex of 17 units, located in the seaside area of Ayios Theodoros, Larnaca. The complex features a restaurant, 4 apartments, and 12 villas. The villa has a total enclosed area of 135 m<sup>2</sup>, 19 m<sup>2</sup> of covered verandas, and is situated on a 300 m<sup>2</sup> plot. Built in the early 2000s, the property is well-maintained. The villa includes an open-plan living, dining, and kitchen area, as well as a guest WC on the ground floor. The first floor features three bedrooms and a bathroom. Outdoor spaces include a garden with a barbecue area, wooden pergola, and parking for two cars. The property also has balconies with sea views, solar panels,...



### Property Info

Covered Area	<b>154</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area	<b>300</b>
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### Additional info

Reference Number	<b>B017-1</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: €330 000 + VAT

VAT for this property is **€17,700** or **€62,700**. 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>~€9 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 143.00/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

€330 000 on Aug 26, 2025





