

6+ Bedroom House for Sale in Limassol

This villa is located in the heart of Limassol’s tourist area, near Del Mar. It sits on an 836 sq.m. plot with a 60% building coefficient and requires renovation or cosmetic repairs. The property offers a total covered area of approximately 500 sq.m., including the main house, a covered garage, and an outdoor kitchen. Built in 2008, the villa features seven bedrooms, five bathrooms, underfloor heating, a fireplace, and a private well for irrigation. The property is enclosed by a 6-8 meter-high green wall, ensuring complete privacy. Outdoor amenities include a swimming pool, barbecue area, children’s playground, and a secured parking space. The sea is within 800 meters, offerin...



Property Info

Covered Area	500
Covered Veranda	150
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Plot area	836
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Additional info

Reference Number	B077-1
Property type	House
Condition	Pre-Owned
Bathrooms	1

Amenities

Location

Location: Limassol                      Region: Limassol  
Coordinates: 34.6851 / 33.0442

## Price: €3 300 000 + VAT

VAT for this property is **€488,400** or **€627,000**. 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>~€128 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 600.00/m<sup>2</sup></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

€3 300 000 on Aug 26, 2025















