

4 Bedroom House for Sale in Limassol

An exceptional four-bedroom beachfront villa is offered for sale in the prestigious Dhekelia area of Larnaca. This property enjoys a prime location with direct private access to the beach through a secure gate and is presented in excellent condition. Ideally situated in a quiet residential area, the villa offers easy access to major highways connecting Larnaca, Ayia Napa, and Nicosia. It is just 10 minutes from Larnaca city center and 3 km from UCLan University. The villa features four spacious bedrooms and three modern bathrooms, a fully equipped open-plan kitchen, a generous living and dining area, and a home office on the ground floor. All bedrooms on the upper level benefit from en-su...



Property Info

| | |
|------------------------|------------|
| Covered Area | 205 |
| Floor Number | 1 |
| Total Number of Floors | 1 |

Plot / Area Info

| | |
|-----------|------------|
| Plot area | 640 |
|-----------|------------|

Additional info

| | |
|------------------|------------------|
| Reference Number | C037-1 |
| Property type | House |
| Condition | Pre-Owned |
| Bathrooms | 1 |

Amenities

Location

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

Price: €2 000 000 + VAT

VAT for this property is **€175,122** or **€380,000**. 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 | ~€76 600.00 | Common expenses | None |
| | | Price per SQM | €9 756.00/m² | | |

Representative: Cyprus Developers Alliance (CDA Group)

| | | | |
|--|------------|------------|---|
| Registration number | N/A | Email | cyp@cyprus-alliance.com |
| License number | N/A | Legal name | Cyprus Developers Alliance (CDA Group) |
| Phone: +35725355260, +35780004455 | | | |

Price change history

€2 000 000 on Aug 26, 2025

