


## 250m<sup>2</sup> House for Sale in Louvaras, Limassol District

For sale: A modern detached villa offering a spacious 250 m2 of internal space in the peaceful area of Louvaras. This bright and elegant home, built in 2022, features six comfortable bedrooms—ideal for families or those who need extra space for work or guests. 

Designed with energy efficiency in mind, the property boasts an A+ rating. Enjoy a comfortable living environment all year round with a central air conditioning system and underfloor heating. Large windows invite natural light and offer stunning views of the surrounding mountains, making every day feel like a retreat.

Step outside to your private swimming pool, perfect for relaxing or entertaining friends and family....

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>250</b>                     |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Yes</b>          |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                       |
|------------------|-----------------------|
| Reference Number | <b>27742</b>          |
| Property type    | <b>House</b>          |
| Condition        | <b>Pre-Owned</b>      |
| View             | <b>Mountains view</b> |

### Amenities

- Guest WC

### Location

**Location:** Louvaras                      Region: **Limassol**  
**Coordinates:** **34.837444 / 33.044182**

## Price: €2 500 000 + VAT

VAT for this property is **€265,000** or **€475,000**. 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>~€96 600.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€10 000.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

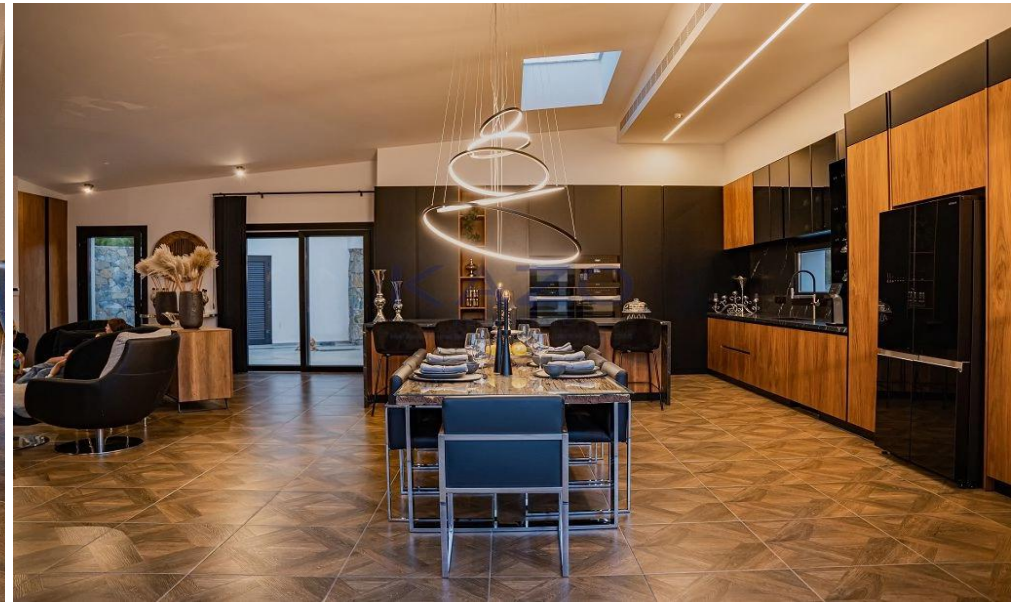
|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

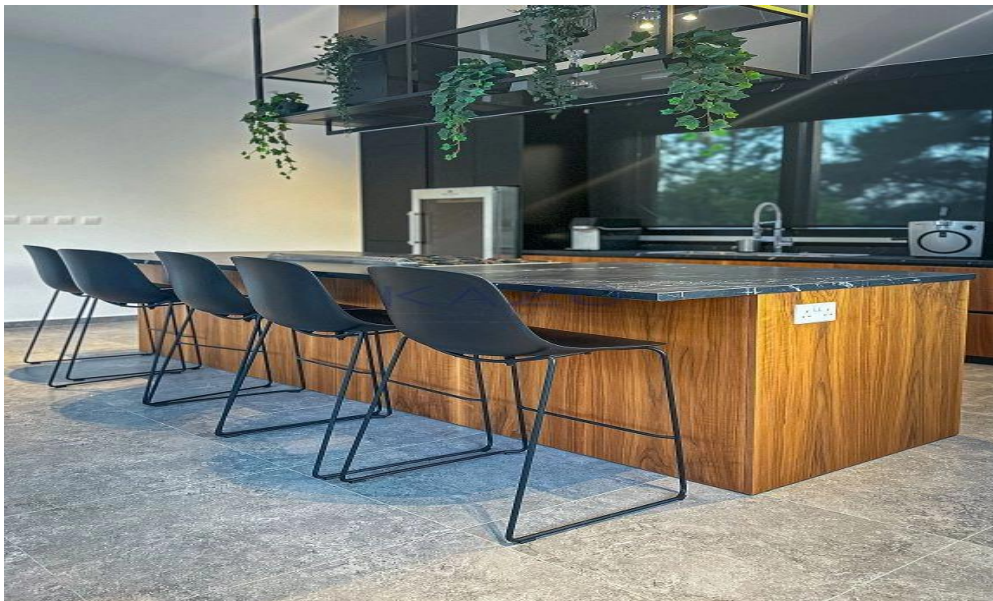
## Price change history

€2 500 000 on Sep 5, 2025

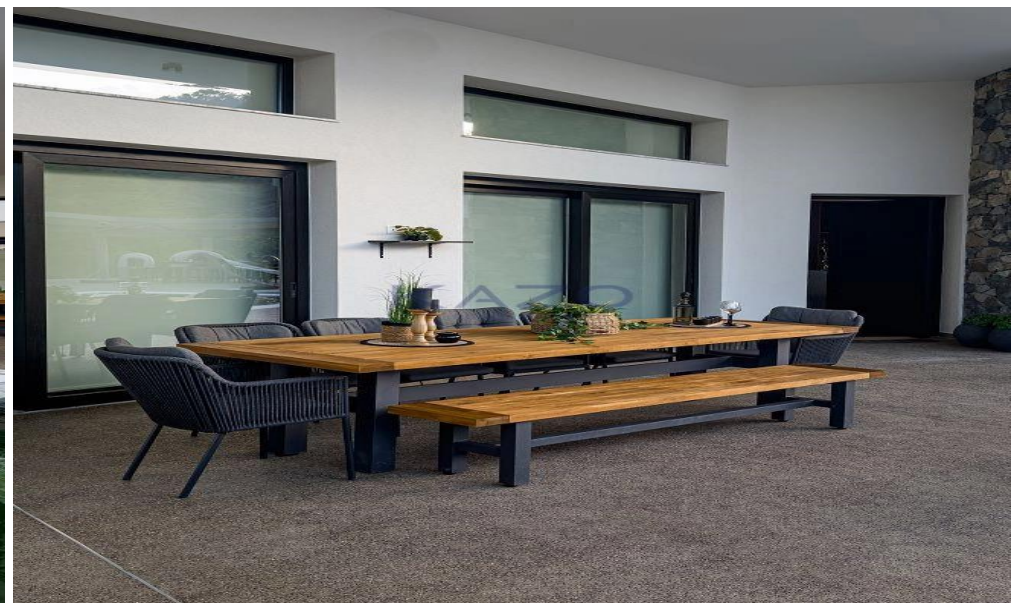


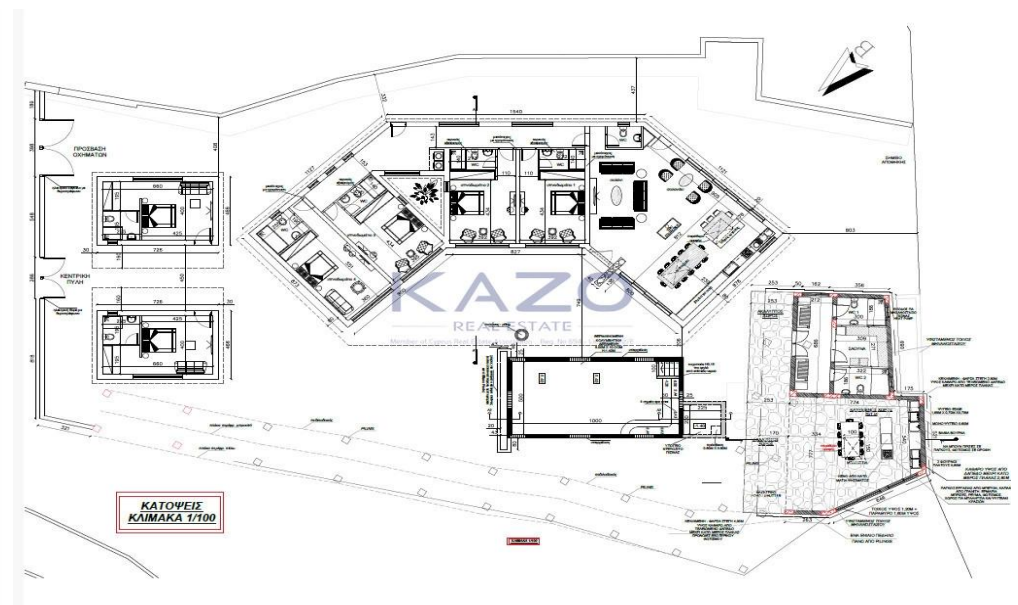
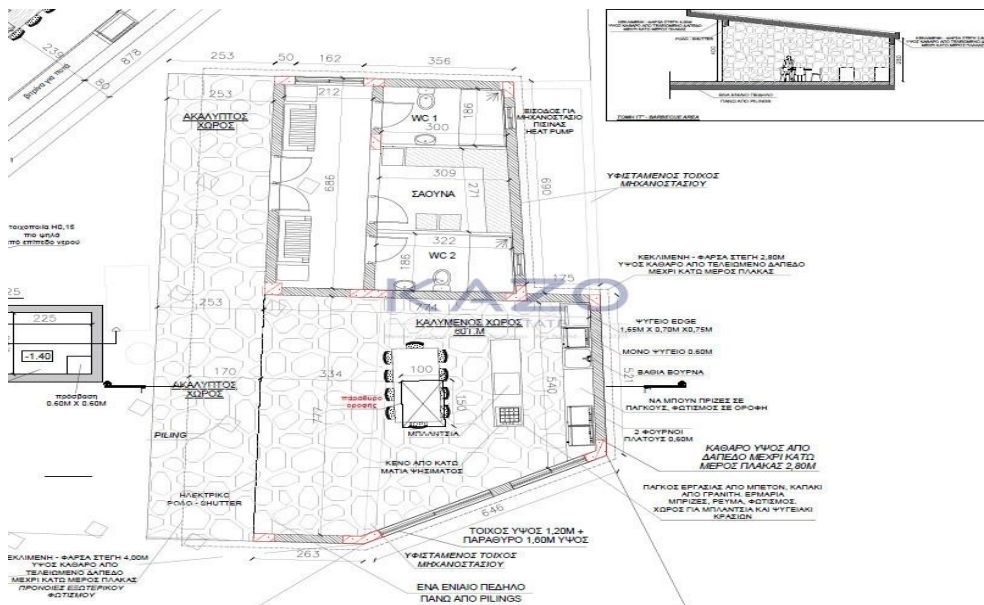


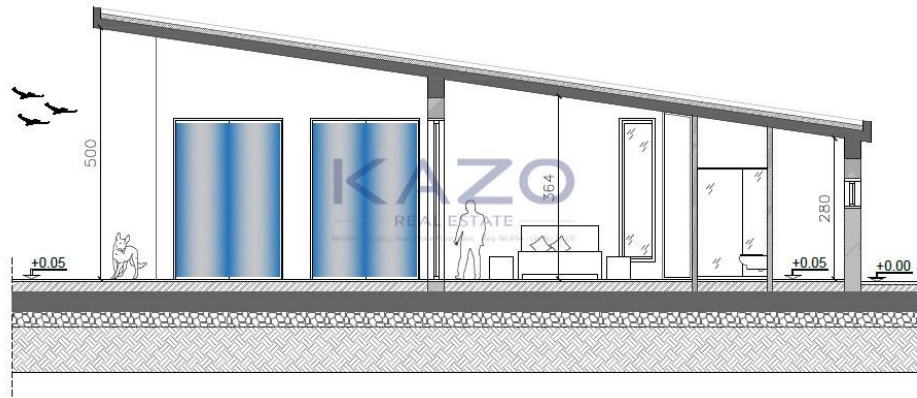




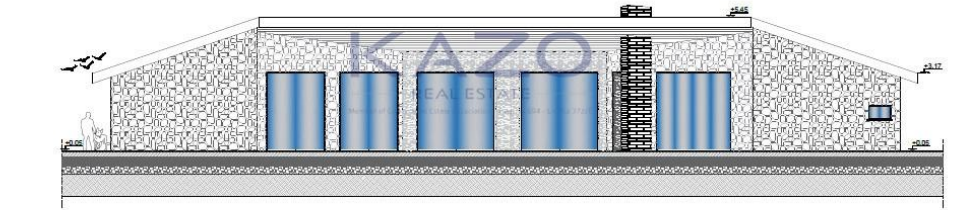








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KΛΙΜΑΚΑ 1/50



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ΚΑΛΥΨΗ 1/50