


## 4 Bedroom House for Sale in Louvaras, Limassol District

Discover this exceptional 6-bedroom detached home, located in the peaceful village of Louvaras, just a short drive from the highway and central Limassol. Built in 2022 and meticulously maintained, this resale property offers the perfect blend of modern luxury, privacy, and energy efficiency. 

Set on an expansive 13,156 m<sup>2</sup> plot, the residence boasts a covered area of 250 m<sup>2</sup>, offering ample space both indoors and outdoors. Ideal for large families or those who value space, comfort, and a connection to nature.

Key Features:

? 6 Spacious Bedrooms (4 with en-suite bathrooms)

? 5 Bathrooms including guest toilet

?♂ Private Swimming Pool

? 5...

### Property Info

Covered Area	<b>250</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>13156</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>30989</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>
View	<b>Mountains view</b>

### Amenities

- Guest WC

### Location

**Location:** Louvaras  
**Coordinates:** **34.836813816848 / 33.038137392664**

Region: **Limassol**

## Price: €2 200 000 + VAT

VAT for this property is **€233,200** or **€418,000**. 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>~€84 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 800.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€2 500 000 on Sep 6, 2025  
 €2 200 000 on Feb 19, 2026













