

## 6+ Bedroom House for Sale in Louvaras, Limassol District

For sale a modern 6-bedroom villa of 250 m2 on a plot of 13 156 m2 in Louvaras, Limassol. The house is situated at the distance 16 km from Limassol. The main building includes a spacious kitchen with granite worktops, a dining area, a fireplace and four bedrooms, each with its own bathroom. Additionally located on the territory are: a block with a kitchen-living room and a dining room with a fireplace (55 m2), a pool room with a bathroom, a staff room and a bathroom (32 m2), two guest houses of 27 m2 each, a mechanical room (10 m2) and a basement storage (40 m2). The villa is equipped with Miele appliances, VRV system, underfloor heating, electric heaters, 10KW photovoltaic system and sol...

### Property Info

Covered Area	<b>441</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>175077</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>5+</b>

### Amenities

#### Location

**Location:** Louvaras Region: **Limassol**

## Price: €2 200 000 + VAT

VAT for this property is **€313,238** 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 989.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35796644888</b>			

## Price change history

€2 500 000 on Sep 17, 2025

€2 200 000 on Feb 21, 2026



