

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

For sale a modern 6-bedroom villa of 250 m<sup>2</sup> on a plot of 13 156 m<sup>2</sup> 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 m<sup>2</sup>), a pool room with a bathroom, a staff room and a bathroom (32 m<sup>2</sup>), two guest houses of 27 m<sup>2</sup> each, a mechanical room (10 m<sup>2</sup>) and a basement storage (40 m<sup>2</sup>). The villa is equipped with Miele appliances, VRV system, underfloor heating, electric heaters, 10KW photovoltaic system and sol...

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>441</b>		Reference Number	<b>175077</b>
Furnishing	<b>Furnished</b>		Property type	<b>House</b>
Energy Efficiency	<b>A</b>	Parking	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>		Bathrooms	<b>5+</b>

Amenities	Location
	<b>Location:</b> Louvaras Region: <b>Limassol</b>

## Price: €2 500 000 + VAT

VAT for this property is **€355,952** 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 Price per SQM	<b>None</b> <b>€5 669.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: DOM Real Estate

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License number	<b>338/E</b>	Legal name	<b>N/A</b>
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## Price change history

€2 500 000 on Sep 17, 2025



