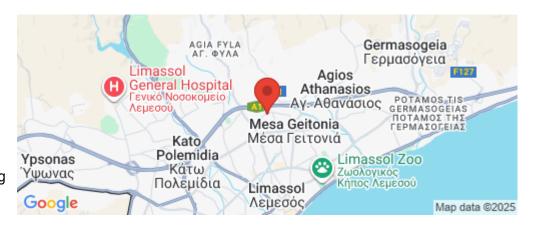


## **6+ Bedroom House for Sale in Limassol - Kapsalos**

Located in the prestigious Kapsalos area, this refined villa offers sophisticated design, comfort, and an exceptional location. Just minutes from cafés, restaurants, shops, and schools, it provides both privacy and urban convenience.

A grand entrance hall leads to two spacious living rooms and a modern kitchen with a dining and sitting area. The ground floor also features a guest bedroom with an en-suite bathroom and a separate W.C. Upstairs, there are four bedrooms, including a master suite with a private bath, a dedicated study, and three large covered verandas, seamlessly connecting indoor and outdoor spaces.

The versatile basement includes a separate bedroom, a living are...



Property Info		Plot / Area Info		Additional info	
Covered Area	616			Reference Number	11252
Covered Veranda	56	Plot area	582 Yes	Property type	House
Furnishing	Furnished	Pool		Condition	<b>Pre-Owned</b>
Heating	Underfloor Heating, Yes	PUUI		Construction Year	2001-2010
Air Conditioning	All rooms, Yes			Bathrooms	5+

Amenities Location

**Location:** Limassol - Kapsalos Region: **Limassol** 

Coordinates: 34.70267 / 33.03634



Price: €1 250 000 + VAT

VAT for this property is €194,886 or €237,500. 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 ~€46 600.00

Price per SQM €2 029.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€1 250 000 on Oct 8, 2025































