

## 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...

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

<b>Amenities</b>	<b>Location</b>
	<b>Location:</b> Limassol - Kapsalos      Region: <b>Limassol</b>
	Coordinates: <b>34.70267 / 33.03634</b>

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€46 600.00</b> <b>€2 029.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>

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## Price change history

€1 250 000 on Oct 8, 2025











