

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

Covered Area	616
Covered Veranda	56
Furnishing	Furnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	582
Pool	Yes

Additional info

Reference Number	11252
Property type	House
Condition	Pre-Owned
Construction Year	2001-2010
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	Common expenses	None
		Price per SQM	€2 029.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€1 250 000 on Oct 8, 2025











