

## 3 Bedroom House for Sale in Kalogiroi, Limassol District

Reference ID: #SA31155 Price details: €797,000 +VAT This magnificent Corner villa situated on the prestigious Kalogiroi Hills in Limassol, adjacent to mature Green Area a prime location offers tranquillity and easy access to the highway and the city. With its contemporary architecture and a range of amenities, this property promises a perfect blend of comfort and style. Upon arrival, you'll immediately sense the good choice made, as the villa exudes a warm and inviting ambiance, thanks to its tasteful furnishings and friendly décor. The ground level boasts an open-concept layout, seamlessly connecting the living space, kitchen, and dining area, providing an ideal setting for family gath...



### Property Info

Covered Area	<b>169</b>
Uncovered Veranda	<b>184</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>478</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA31155</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2021</b>
Bathrooms	<b>5+</b>

### Amenities

- Balcony

### Location

**Location:** Kalogiroi  
**Coordinates:** **34.711314730368 / 33.101211170743**

Region: **Limassol**

## Price: €797 000 + VAT

VAT for this property is **€52,394** or **€151,430**. 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>~€28 480.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 716.00/m²</b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: +35777000111			

## Price change history

€1 450 000 on Oct 19, 2023  
 €1 305 000 on Oct 11, 2024  
 €1 100 000 on Nov 21, 2024  
 €797 000 on May 14, 2025







