

## 3 Bedroom House for Sale in Agia Paraskevi, Limassol District

A new modern 3-bedroom bungalow located in a quiet cul-de-sac in Agia Paraskevi, offering stunning panoramic sea and mountain views. 

The house features 3 bathrooms (one en-suite), a bright open-plan living and dining area with double-height ceilings, and large sliding doors creating a seamless indoor-outdoor flow

Outdoors, enjoy a 13x4m saltwater Miami-style pool, landscaped garden, and two covered garages. Energy efficiency A+, 5.5kW photovoltaic system, and no VAT.

### Key Features:

- Furnished
- Modern kitchen
- En-suite master bedroom
- Saltwater pool (13x4m)
- Garden & storage room
- Air conditioning
- ...

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>230</b>            |
| Total Number of Floors | <b>1</b>              |
| Furnishing             | <b>Furnished</b>      |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>624</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                   |                       |
|-------------------|-----------------------|
| Reference Number  | <b>9329</b>           |
| Property type     | <b>House</b>          |
| Condition         | <b>Pre-Owned</b>      |
| Construction Year | <b>2021</b>           |
| Bathrooms         | <b>3</b>              |
| View              | <b>Mountains view</b> |

### Amenities

### Location

**Location:** Agia Paraskevi

Region: **Limassol**

Coordinates: **34.722373288246 / 33.067367029815**

## Price: €1 250 000 + VAT

VAT for this property is **€123,370** 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 | <b>~€46 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 435.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€1 250 000 on Oct 10, 2025





