

## 3 Bedroom House for Sale in Prastio Kellakiou, Limassol District

A contemporary detached villa featuring three bedrooms, situated in a quiet residential neighborhood. Built with premium materials and designed to achieve top-tier energy efficiency (Class A). 

Key features include:

- 3KW Austrian photovoltaic system
- 10cm German ClimaPlus insulation
- Italian waterproofing and piping systems
- Belgian waterproof Quick-Step parquet flooring with a lifetime warranty
- High-quality ceramics and tiles (€55/m<sup>2</sup>)
- Insulated bricks and windows for optimal comfort
- Custom façade options: HPL, stone, or wood
- 2-year construction warranty

Perfect for...

### Property Info

Covered Area	<b>234</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>340</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>9563</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Prastio Kellakiou

Coordinates: **34.733324845399 / 32.779254899212**

Region: **Limassol**

## Price: €380 000 + VAT

VAT for this property is **€38,097** or **€72,200**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 624.00/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>
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## Price change history

€380 000 on Oct 21, 2025



