

## 4 Bedroom House for Sale in Parekkklisia, Limassol District

We present to you an off-plan, stunning 4-bedroom villa located in the Parekkklisia area of Limassol. Nearby, you will find all amenities, such as supermarkets, pharmacies, restaurants, kiosks, and it is just 7 minutes away from the beach.

The house will have 211 square meters of covered areas on a 411 square meter plot, with 4 en-suite bedrooms, 1 guest toilet, 28 square meters of covered verandas, and 15 square meters of uncovered verandas.

Property features can be found in the photos.

Contact us to arrange a viewing!

### Property Info

Covered Area	<b>211</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>417</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>8626</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

**Location:** Parekkklisia Region: **Limassol**

## Price: €750 000 + VAT

VAT for this property is **€67,855** or **€142,500**. 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.

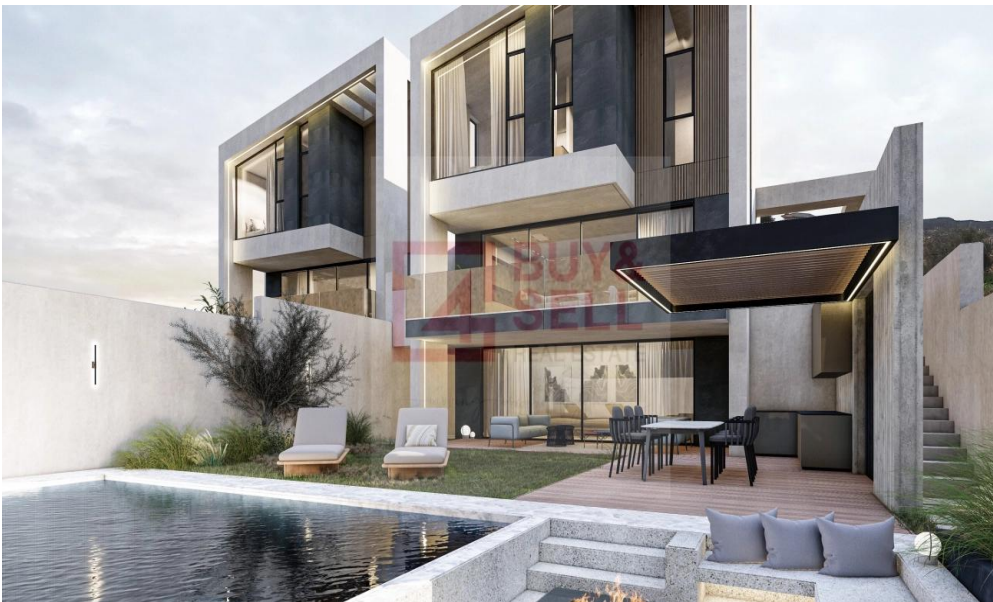
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 555.00/m²</b>		

## Representative: 4BuyandSell

Registration number	<b>996</b>	Email	<b>info@4buyandsell.com</b>
License number	<b>506</b>	Legal name	<b>N/A</b>
Phone: +35796144440			

## Price change history

€750 000 on Oct 29, 2025







## Foundations & Superstructure

Reinforced concrete in accordance with the antiseismic standards and regulations.

## Main Kitchen

- Locally made laminate finishes
- Handless
- Techno granite worktops or porcelain

## Basement Kitchen

- Laundry area laminate finishes
- Cooking area laminate finishes

## Bathroom

- European white ware
- Wall-mounted WC pan with concealed cistern and soft close cover.
- European head shower with separate hand shower.
- Individually designed vanity unit
- European chrome-finish water mixers

## Electrical Fitting

- External power socket throughout
- Satellite system or cable TV provision
- Telephone and data points in principal rooms
- Visual intercom system at the entrance of villa
- Alarm system provision.

## Electrical Installation

Electrical installation in accordance with the Cyprus Electricity Authority's requirements and a Solar Power System (3 KVA) on the roof.

- LED lighting External power socket on main terraces and roof terraces if any.
- Slim-line white sockets throughout.
- Satellite system or cable TV provision.
- Telephone & data points in principal rooms.
- Visual intercom system at the entrance of each villa.

## Photovoltaic System 3KV

## Garden Area

- Tap for water in garden.
- Covered veranda.

## Energy Performance

Designed and Build for reduction of energy consumption and to provide Energy Performance Certificate according to the regulations and building permit, independent solar system for each house as per planning permit.

## Climate Control

- Provision for split unit.
- Provision for heat pump.

## Flooring All Areas

- European Imported Ceramic tiles in all areas
- European Imported Ceramic for stairs

## Wardrobes

- Locally made fitted wardrobes laminate finishes floor to ceiling

## Doors, Windows & Entrance Fences

- Locally made door covered from HPL Outside and laminate inside.
- Internal Doors: Pressure-laminate defined by a modern, beautiful surface finish and true colour depth.
- Windows: Thermal aluminium series

## Sanitary Fittings

- European white sanitary ware,.
- Wall-mounted WC pan with concealed cistern and soft close cover, allowance
- European head shower (ceiling or wall mounted shower arm) with separate hand shower and wall-mounted controls,
- Individually designed vanity unit
- European chrome-finish water mixers.

## Parking Space

Provision for electric gates on parking entrance.

## Storage Room

One on ground floor.

## Water Supply / Drainage

- Pipe in pipe water supply system as per Local Authority Requirements.
- Rainwater drainage system for roof and all covered or uncovered verandas.
- Pressured water system.

## Wall Fittings

- Walls in bathrooms and toilets generally will be lined with matt tiles (Imported from EU) up to ceiling height .
- The space between counter tops and cupboards in the kitchen will have Techno granite worktops or porcelain

## Paintings

- Internally all walls and ceilings painted white.
- Externally as per building permit and to the architect's design and specifications.

## Plastering

- Internally all brick walls will be finished with 2 coats of cement plaster and a coat of spatula and partition walls with 3 coats of spatula.
- The ceilings will be finished with 3 coats of spatula.

## Walls & Partitions

- External Walls 250mm thick, High-quality bricks EU standards for thermal & energy saving covered with 80mm.
- Polystyrene for thermal insulation.
- Internal Walls 100 mm bricks covered with 2 coats rough texture plaster

## Hot Water Supply

- Solar and electric water heater with a capacity of 220 liters hot water.
- Water tank with a capacity of 1000 liters.
- Water pressurizing system

## Climate Control

- COOLING: Provision for concealed ceiling AC for ground floor. Provision for split unit for the other spaces.
- Provision for underfloor heating.

## Lighting

All lights of the villa internally and externally will be led technology.

## Balconies

Glass protective railing will be installed on balconies edges.

## Elevations

The materials used on all elevations will be according to the building permit and to the architect's design and specifications.

## Sewage

Connection to main sewage system as per sewerage department regulations.