

4 Bedroom House for Sale in Parekklisia, Limassol District

We present to you an off-plan, stunning 4-bedroom villa located in the Parekklisia 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		Plot / Area Info		Additional info	
Covered Area	211	Plot area	417	Reference Number	8626
Covered Area	211	PIOL area	41/	Property type	House
Energy Efficiency	Α	Pool	Yes	. , , , , ,	
,	All	Daulda a	Consumal Was	Condition	Under Construction
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Bathrooms	4

Amenities

• Storage room

Location

Location: Parekklisia 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	Excluded	Title transfer fee	None	Common ovnoncos	None
		Price per SOM	€3 555.00/m ²	Common expenses	None

Representative: 4BuyandSell

Registration number	996	Email	info@4buyandsell.com
License number	506	Legal name	N/A

Phone: **+35796144440**

Price change history

€750 000 on Oct 29, 2025















Hot Water Supply

· Solar and electric water heater with

a capacity of 220 liters hot water.

• Water tank with a capacity of



Foundations & Energy Performance Designed and Build for reduction of energy consumption and to provide Superstructure Reinforced concrete in accordance with the antiseismic standards and regulations. Energy Performance Certificate according to the regulations and building permit, independent solar system for each house as per Main Kitchen planning permit. Locally made laminate finishes Techno granite worktops or porcelain Climate Control Provision for split unit. Provision for heat pump. Basement Kitchen Laundry area laminate finishesCooking area laminate finishes Flooring All Areas · European Imported Ceramic tiles in all areas · European Imported Ceramic Bathroom · European white ware Wall-mounted WC pan with concealed cistern and soft close cover. European head shower with separate Wardrobes hand shower. Individually designed vanity unit European chrome- finish water mixers Locally made fitted wardrobes laminate finishes floor to ceiling Electrical Fittina Doors, Windows & 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. Entrance Fences Locally made door covered from HPL Outside and laminate defined by a modern, beautiful surface finish and true colour Windows: Thermal aluminium serie

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.

1000 liters. Pressured water system. · Water pressurizing system Climate Control Wall Fittings COOLING: Provision for concealed Walls in bathrooms and toilets generally will be lined with matt tiles (Imported from EU) up ceiling AC for ground floor. Provision for split unit for the to ceiling height. other spaces The space between counter tops and cupboards Provision for underfloor heating. in the kitchen will have Techno granite worktops or porcelain Lighting Paintinas All lights of the villa internally and Internally all walls and ceilings painted white. externally will be led technology. Externally as per building permit and to the architect's design and specifications. Balconies Glass protective railing will be installed on balconies edges. 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. Elevations The ceilings will be finished with 3 coats The materials used on all of spatula. elevations will be according to the building permit and to the architect's design and specifications. Walls & Partitions External Walls 250mm thick, High-quality bricks EU standards for thermal & energy saving Sweage covered with 80mm. Polystyrene for thermal insulation. Connection to main sewage system as per sewerage Internal Walls 100 mm bricks covered with 2 coats rough texture plaster department regulations

Electrical Installation Sanitary Fittings Electrical installation in accordance · European white sanitary ware, with the Cyprus Electricity Authority's requirements and a Solar Power · Wall-mounted WC pan with concealed cistern and soft close cover, allowance System (3 KVA) on the roof. · European head shower (ceiling or wall mounted shower arm) with separate hand · LED lighting External power socket on shower and wall-mounted controls, main terraces and roof terraces if any. Individually designed vanity unit Slim-line white sockets throughout. · European chrome-finish water mixers. Satellite system or cable TV provision. Telephone & data points in principal rooms. Visual intercom system at the entrance of each villa Photovoltaic Parking Space System 3KV Provision for electric gates on parking entrance. Garden Area Storage Room · Tap for water in garden. One on ground floor Covered veranda.