

## 6+ Bedroom House for Sale in Akrounta, Limassol District

Set on nearly 5,000 m<sup>2</sup> of landscaped grounds, this distinguished Mediterranean villa captures the essence of refined living and architectural harmony. Terracotta rooftops, arched verandas, and natural stone details blend seamlessly with the surrounding hills, creating a sanctuary of elegance and serenity. Inside, sunlight enhances the warmth of oak floors, handcrafted woodwork, and soft neutral tones. The villa offers five luxurious en-suite bedrooms, a flexible office or sixth suite, and a discreet staff apartment for effortless living. Expansive lounges with grand fireplaces open toward the home's central masterpiece — a tranquil pool courtyard that forms the heart of the residence...

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>450</b>                     |
| Furnishing       | <b>Furnished</b>               |
| Heating          | <b>Autonomous Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |             |
|-----------|-------------|
| Plot area | <b>4961</b> |
| Pool      | <b>Yes</b>  |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>15173</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2001-2010</b> |
| Bathrooms         | <b>5+</b>        |

### Amenities

- Fireplace

### Location

**Location:** Akrounta      Region: **Limassol**  
**Coordinates:** **34.760201 / 33.0848**

## Price: €1 900 000 + VAT

VAT for this property is **€272,333** or **€361,000**. 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>~€72 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 222.00/m²</b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€2 470 000 on Nov 6, 2025  
 €1 900 000 on Jan 24, 2026









