

## 3 Bedroom House for Sale in Choirokoitia, Limassol District

ELIGIBLE FOR 5% VAT

For sale is a modern, key-ready detached villa built in 2026, located in the serene area of Choirokoitia. This elegant home offers a spacious internal area of 157 m<sup>2</sup>, all situated on the ground floor, making it suitable for families and those seeking convenience. The villa comprises three comfortable bedrooms and four bathrooms, providing ample space and privacy for all residents.

Set on a large plot within a secure gated complex, this property features a private swimming pool, perfect for relaxing or entertaining guests. The open-plan living area is designed with modern finishes, creating a bright and welcoming atmosphere throughout the home.

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Property Info	Plot / Area Info	Additional info
Covered Area <b>157</b>	Plot area <b>540</b>	Reference Number <b>15646</b>
Heating <b>Central Heating, Yes</b>	Pool <b>Yes</b>	Property type <b>House</b>
Air Conditioning <b>All rooms, Yes</b>	Parking <b>Covered, Yes</b>	Condition <b>Brand New</b>
		Bathrooms <b>4</b>

Amenities	Location	
• Guest WC	<b>Location:</b> Choirokoitia Coordinates: <b>34.79449681214 / 33.33789762441</b>	Region: <b>Limassol</b>

## Price: €379 000 + VAT

VAT for this property is **€21,316** or **€72,010**. 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 Price per SQM	<b>None</b> <b>€2 414.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kadis Estates

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License number	<b>62/E</b>	Legal name	<b>N/A</b>
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## Price change history

€379 000 on Dec 11, 2025



