

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

ELIGIBLE FOR 5% VAT



For sale: a modern, key-ready detached villa in the peaceful area of Choirokoitia. This beautiful home offers an internal space of 134 m<sup>2</sup>, all on the ground floor, making it accessible and spacious. The villa features 2 comfortable bedrooms and 3 modern bathrooms, ideal for both families and couples who value privacy and convenience.

Built in 2025, this property uses contemporary design, with quality finishes throughout. Step outside to a large plot, perfect for outdoor living, gardening, or simply relaxing. Enjoy your own private swimming pool, perfect for warm days and entertaining guests.

Choirokoitia is known for its tranquil surroundings and...

### Property Info

Covered Area	<b>134</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>510</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>15649</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Guest WC

### Location

**Location:** Choirokoitia  
**Coordinates:** **34.79476743604 / 33.339592033552**

Region: **Limassol**

## Price: €339 000 + VAT

VAT for this property is **€16,950** or **€64,410**. 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>€2 530.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€339 000 on Dec 11, 2025

