


## 4 Bedroom House for Sale in Limassol District

This exceptional house offers the perfect blend of modern comfort, elegant design, and practical living, set on a generous 663m<sup>2</sup> plot with private parking, landscaped garden space, and a beautiful 4m x 8m swimming pool. Even better, the property is eligible for the full reduced 5% VAT rate until June 2026, making it an outstanding investment and lifestyle opportunity. 

This thoughtfully designed residence features 4 spacious bedrooms and 5 modern bathrooms, ideal for families, holiday living, or rental investment. The home has been carefully positioned within the plot to maximize privacy, outdoor enjoyment, and functionality, as shown on the attached site plan.

Spacious &...

### Property Info

Covered Area **239**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **663**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **32400**  
 Property type **House**  
 Condition **Pre-Owned**

### Amenities

- Guest WC

### Location

Region: **Limassol**  
 Coordinates: **34.733191203035 / 32.882209399796**

## Price: €670 000 + VAT

VAT for this property is **€68,430** or **€127,300**. 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>~€23 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 803.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€640 000 on Jan 10, 2026  
 €670 000 on Apr 30, 2026





