



## Price: €2 220 000 + VAT

VAT for this property is **€312,363** or **€421,800**. 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.

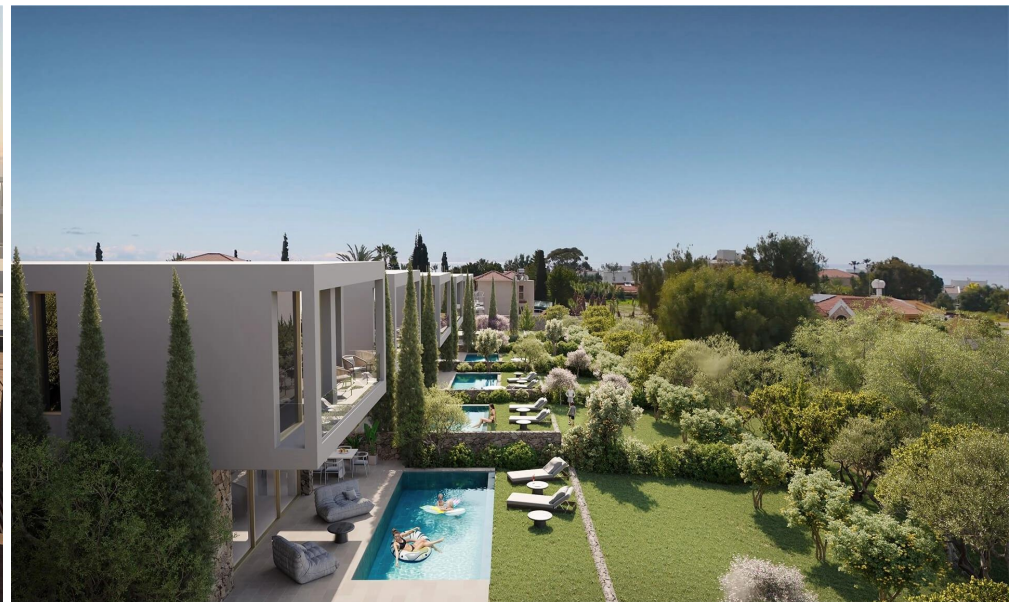
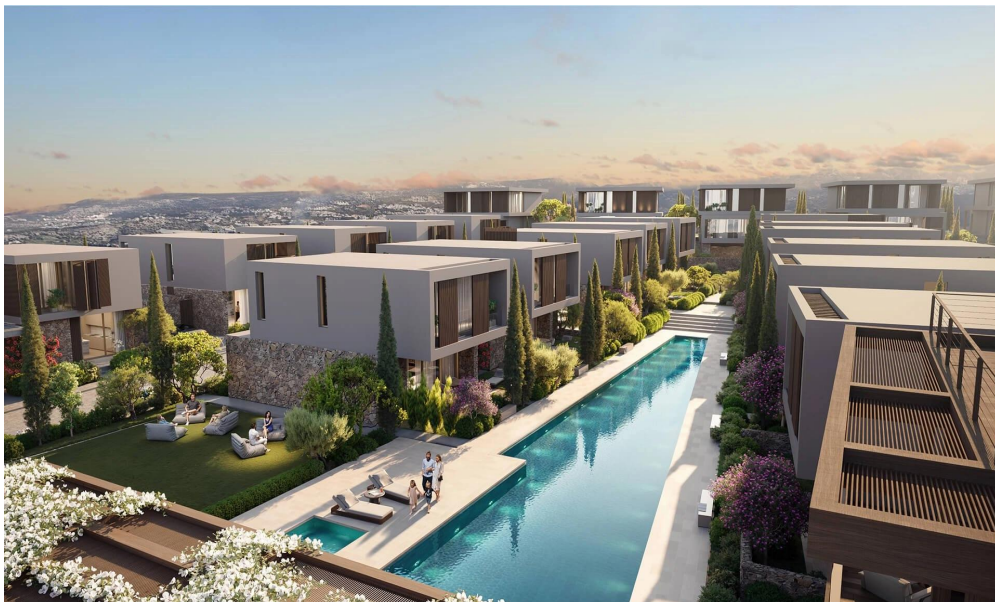
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 211.00/m<sup>2</sup></b>		

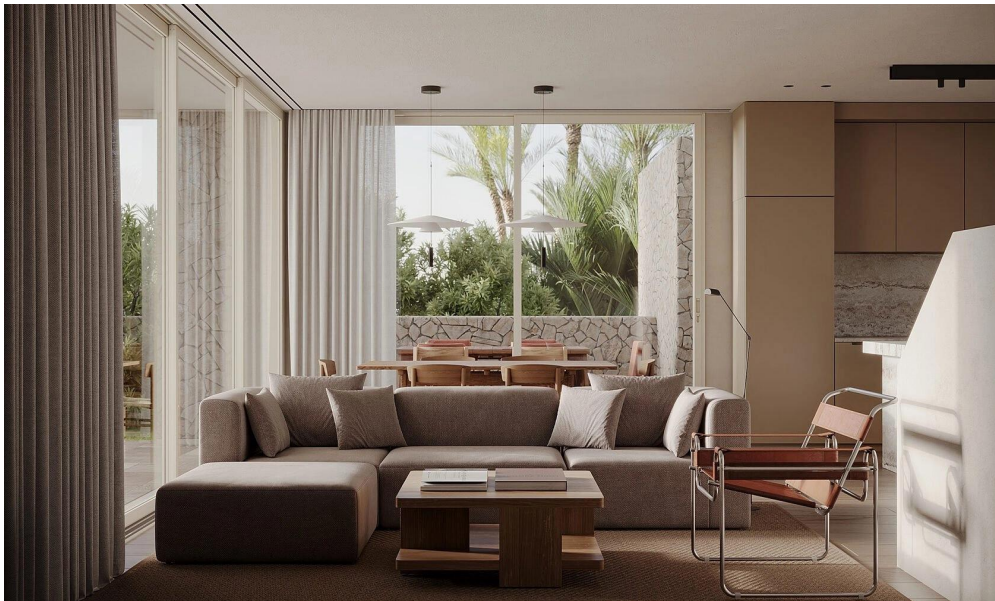
## Representative: RealDeal Estates

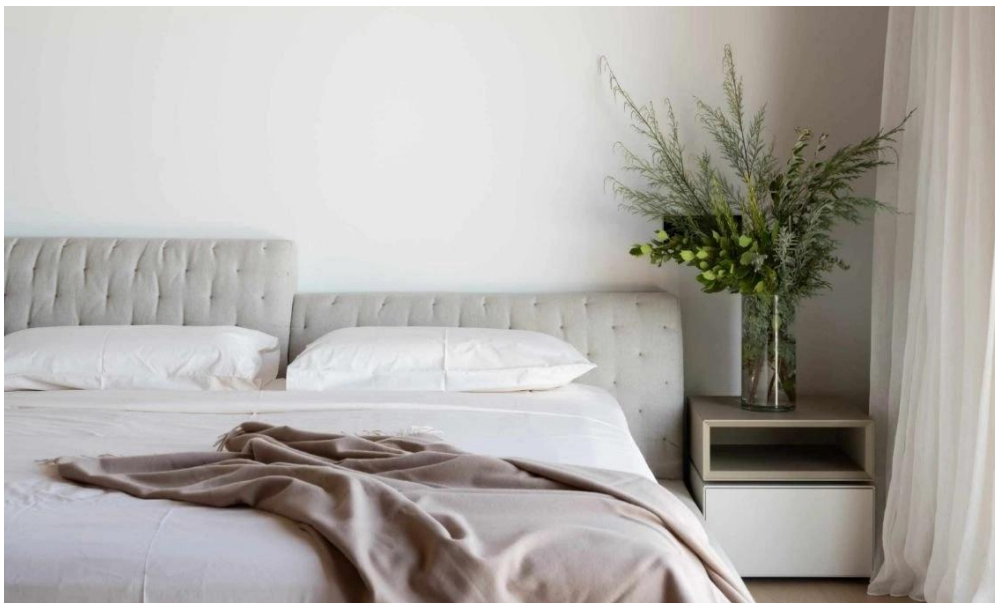
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€2 220 000 on Apr 15, 2026







**VILLA A**



1. Bedroom	13 m <sup>2</sup>
2. Bedroom	23 m <sup>2</sup>
3. Bathroom	3 m <sup>2</sup>
4. Living room	50 m <sup>2</sup>
5. Bedroom	15 m <sup>2</sup>
6. WC	3 m <sup>2</sup>
7. Master bedroom	23 m <sup>2</sup>
8. Bedroom	14 m <sup>2</sup>
9. Bedroom	15 m <sup>2</sup>
10. Master bathroom	9 m <sup>2</sup>
11. Bathroom	5 m <sup>2</sup>
12. Covered verandas	113-119 m <sup>2</sup>
Uncovered verandas	
Entrance/Corridor	
Laundry/Storage	
Garage	
<b>Total area</b>	<b>433 m<sup>2</sup></b>

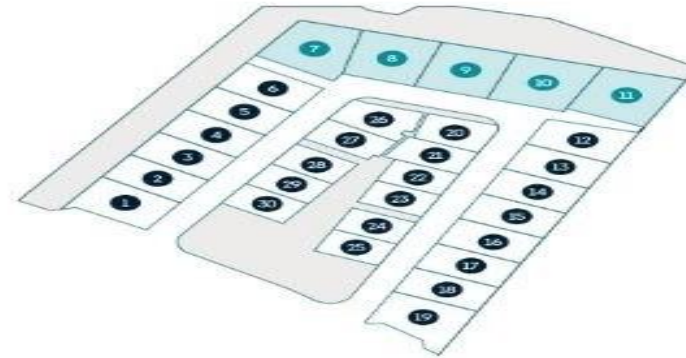
Basement floor

**MASTER PLAN**

- \_\_\_\_\_ 40m Rivertlike pool
- \_\_\_\_\_ 11 private pools
- \_\_\_\_\_ Club house with BBQ area, sport activities
- \_\_\_\_\_ Kids pool with playground area
- \_\_\_\_\_ 3 min to Coral Bay Beach
- \_\_\_\_\_ Gated area 24/7 CCTV
- \_\_\_\_\_ Lifts in master-villas



**MASTER PLAN**



**VILLA A**