

## 4 Bedroom House for Sale in Episkopi, Limassol District

A beautiful, modern home built in 2020, located in the peaceful area of Episkopi, Limassol. Ideal for families looking for comfort, energy efficiency, and quality living.

The property features 3 bedrooms plus 1 office room, with a covered area of 170 m<sup>2</sup> on a 280 m<sup>2</sup> plot.

Spacious open-plan living room and kitchen with modern granite countertops and island. Water softener system for the entire house, drinking water filtration system, and additional external water filtration system. 2 bathrooms plus guest WC. Full air conditioning with 5 units in all rooms.

Energy Efficiency: Class A rating with solar panel electricity system and external thermal insulation for energy...

### Property Info

Covered Area **170**  
Energy Efficiency **B**

### Plot / Area Info

Plot area **280**  
Parking **Covered, Yes**

### Additional info

Reference Number **243995**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **2020**  
Bathrooms **3**

### Amenities

- Parking

### Location

**Location:** Episkopi Region: **Limassol**

## Price: €520 000 + VAT

VAT for this property is **€34,565** or **€98,800**. 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>~€17 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 059.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€520 000 on Apr 27, 2026





