

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

**\*\*Delivery is expected in Q2 2027\*\***

Modern detached residence in the peaceful area of Parekklesia, Limassol, designed for comfortable family living with contemporary architecture and high-quality finishes throughout. Located in a quiet residential neighborhood with easy access to Limassol city center and the highway, this property is an excellent choice for both permanent residence and investment.

The ground floor features a spacious open-plan layout with a bright living and dining area connected to the covered veranda, creating a seamless flow for everyday living and entertaining. The modern kitchen includes an island design and functional storage, while a guest WC adds ext...

#### Property Info

Covered Area **148**  
 Energy Efficiency **N/A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **430**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **14908**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **2**

#### Amenities

- Balcony

#### Location

**Location:** Parekklesia Region: **Limassol**

## Price: €475 000 + VAT

VAT for this property is **€23,750** or **€90,250**. 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.

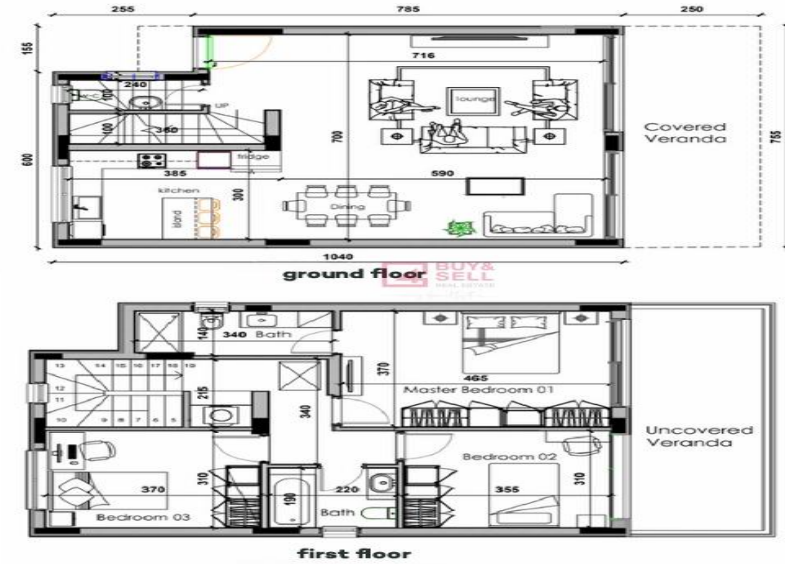
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 209.00/m<sup>2</sup></b>		

## Representative: 4BuyandSell

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## Price change history

€475 000 on May 21, 2026



## technical specifications

### INTERIOR DESIGN

- High-quality Italian ceramic flooring in living room & dining room
- Parquet flooring or ceramic tiles
- Internal marble staircase
- Ceramic tiles on verandas & balconies
- Main entrance Nussbaum colour PVC

### BATHROOMS

- High-quality ceramic tiles in bathrooms
- Bath & Shower tub
- High quality stainless steel mixers & shower heads
- Chrome finish accessories
- WC

### PROVISIONS

- Air-condition (split unit system) in living room, kitchen and bedrooms
- External electric roller shutters for windows (pipes only- not wiring)
- Electric wall type heating (pipes only- not wiring)

### KITCHEN

- Custom-made high-quality melamine cabinets with internal mechanism
- Granite countertops
- Ceramic tiles for backsplash wall

### PARKING & STORAGE

- Reinforced concrete parking with ceramic tiles
- Closed garbage disposal with white aluminium doors

### WATER SUPPLY

- 180-litre high-pressure copper cylinder, thermally insulated, with a 3KW secondary electric heater
- 800-litre Polyethylene tank with UV protection for drinking water.
- Fully insulated aluminium frame
- 3-bar pressure unit for both cold and hot water.

### BEDROOMS

- High-quality parquet flooring or ceramic tiles
- Fitted wardrobes
- High-quality melamine cabinets with internal mechanism internally & externally

### BUILDING STRUCTURE

- Category C20-25 reinforced concrete frame, designed in compliance with anti-earthquake construction regulations Asphaltic waterproof membrane on roof Walls made with clay bricks

### ENERGY EFFICIENCY

- Energy efficiency class A certificate
- Photovoltaic systems 3KW installed
- Thermal insulated walls & roof
- Casement double glazing windows
- Installation of network lines and switches