

SEE Parekkklisia Sea View Villas

House Buyer brochure



Parekkklisia, Limassol | 3 bedrooms | 3 bathrooms | office | private pool | garage

A three-level villa planned for low-density private living, clean hillside air, sunset light, and practical Limassol access.

Plot 5: 479 sq.m. Price from 425,000 EUR + VAT. Full plot option from 470,000 EUR + VAT.

Area Schedule

House 5 confirmed areas



Basement: 76 sq.m. plus 30 sq.m. storage room and 37 sq.m. covered basement veranda.

Ground floor: 74 sq.m. plus 32 sq.m. covered garage and 6 sq.m. covered veranda.

First floor: 71 sq.m. plus 10 sq.m. covered veranda.

Outdoor: 16 sq.m. pool terrace and shower. Staircase: 17 sq.m.

Plans should be reviewed with room labels, dimensions, orientation, sun path, plot boundaries, parking, garden, and pool layout before contract.

Specification and Comfort

Energy-led luxury essentials



Concrete frame, local red brick, German Multipor insulation, high-performance glazing, and target A+ EPC concept.

Underfloor heating, efficient cooling provisions, approximately 5 kW photovoltaic system, and upgrade path for higher self-generation.

Spanish and Italian ceramic granite, Grohe and Roca sanitary ware, wardrobes, natural stone countertops, and appliance allowance as specified.

Estimated running costs depend on usage, tariffs, PV generation, pool use, and final system selection.

Buyer Confidence

Items to confirm before reservation

Request the due-diligence pack: company registration details, land ownership evidence, planning permit, building permit, technical specification, and drawings.

Confirm contract deposit terms, milestone payment triggers, warranties, after-sales obligations, and expected separate title deed process with your lawyer.

Buyer costs can include VAT, stamp duty, legal fees, transfer/title deed fees where applicable, utility connection charges, bank costs, and selected upgrades.

Reduced 5% VAT may be available only when current Cyprus eligibility conditions are met. Independent legal and tax advice is recommended.