

## 4 Bedroom House for Sale in Limassol District

A lovely 3+1 Bedroom Villa in the Pyrgos tourist area, within walking distance to the beach, St Raphael Marina, and the bus station. Just a minute's drive from the highway, with convenient and quick access to the centre of Limassol.



A three levels villa.

- covered Parking.
- garden 154 sq.m
- roof garden 39 sq.m
- indoor 140 sq.m + basement 66 sq.m
- covered veranda 23 basement 66 sq.m
- covered terrace 115 sq.m

### Property Info

Covered Area	<b>233</b>
Covered Veranda	<b>23</b>
Energy Efficiency	<b>B</b>

### Plot / Area Info

Plot area	<b>315</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>6470</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

Region: **Limassol**  
Coordinates: **34.715238248908 / 33.171840810692**

## Price: €1 250 000 + VAT

VAT for this property is **€124,839** or **€237,500**. 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>~€46 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 365.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€1 350 000 on Jan 13, 2024

€1 500 000 on Jul 4, 2024

€1 250 000 on Jan 5, 2026









