

### 3 Bedroom House for Sale in Pyrgos Lemesou Tourist Area, Limassol District

Stunning Sea views Brand new key-ready project villa near of ST RAPHAEL 5 STAR HOTEL and Marina in Pyrgos, Limassol



Three bright and spacious bedrooms fitted with built in wardrobes

Private pool and Landscaped garden

Private road / Gated entrance

Spacious entrance

Laminated floors

Fitted wardrobes

Ample Parking

Master bedroom en suite equipped with a large shower

Main bathroom with storage and additional upstairs storage

Walking distance to the beach

Near 5\* hotels

10 minutes drive to city center

35 minutes drive from Larnaca airportCommon Children's playground in the area

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>177</b>
Covered Veranda	<b>120</b>
Uncovered Veranda	<b>120</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

Plot area	<b>372</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

Reference Number	<b>H-107235</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

#### Amenities

#### Location

- Guest WC

**Location:** Pyrgos Lemesou Tourist Area    Region: **Limassol**  
**Coordinates: 34.7417862 / 33.1832043**

## Price: €895 000 + VAT

VAT for this property is **€63,864** or **€170,050**. 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>~€32 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 056.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€895 000 on Sep 4, 2023







