

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

The 3 bedroom villa is available and is located close to Parklane hotel and St Raphael Resort. The property has sea views and is situated in the private gated complex with only 4 villas in it. The property has an easy access to the main roads and easy access to the highway. All needed amenities are nearby, like: restaurants, pharmacy, supermarkets, etc. The villa consists of: -3 bedrooms -2 bathrooms and guest toilet -Spacious kitchen and living room -Under floor heating in all rooms -Air conditioning units in all rooms -Built-in wardrobes -Ample parking -Large private pool



#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area **166**  
 Covered Veranda **4**  
 Uncovered Veranda **4**  
 Total Number of Floors **2**  
 Furnishing **Furnished**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Plot area **377**  
 Parking **Uncovered, Yes**

Reference Number **H-117804**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **2**

#### Amenities

#### Location

- Guest WC

**Location:** Pyrgos Lemesou Tourist Area    Region: **Limassol**  
 Coordinates: **34.67563003 / 33.0435516**

## Price: €895 000 + VAT

VAT for this property is **€56,827** 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>€5 392.00/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







