

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

This 3-bedroom villa located close to all amenities and with easy access to Limassol via the Nicosia motorway, making it convenient for daily living and commuting. Erected in 2009, reassuring buyers that it is relatively modern and built with quality materials.

The ground floor comprises a spacious living dining area, a sitting area, a kitchen with a dining room, a kitchenette, and a guest toilet, providing ample space for family activities and entertaining guests.

Three bedrooms, all with en-suite bathrooms, ensuring privacy and convenience for the occupants. The main bedroom also includes a wardrobe, offering ample storage space. An office on the first floor adds versatility...

### Property Info

Covered Area	<b>318</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>1600</b>
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### Additional info

Reference Number	<b>51195</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

**Location:** Pyrgos Lemesou Region: **Limassol**

## Price: €1 300 000 + VAT

VAT for this property is **€161,151** or **€247,000**. 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>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 088.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€1 300 000 on May 26, 2024



