

## **5 Bedroom House for Sale in Limassol District**

A luxury villa for sale with 5 spacious bedrooms (5 bathrooms) in the Pyrgos tourist area of Limassol, on the first line, within just 1 minute (200 m) walk from the Parklane beach.

The villa is located in a residential complex, in a prestigious quiet area with luxury villas. The plot has a garden with mature trees, a private swimming pool, a garage and a BBQ area.

The house has undergone major renovations. The villa is heated with a diesel heater. There is also a storage room and a laundry room.

The house boasts a convenient location just within 10 minutes' drive from the center of Limassol, close to the best beaches, restaurants and other amenities.

• 5 bedro...

| Property Info                                    |                                | Plot / Area In    | fo                  | Additional info  |   |
|--|--------------------------------|-------------------|---------------------|--|---|
| Covered Area Furnishing Heating Air Conditioning | 214<br>Furnished<br>Yes<br>Yes | Plot area<br>Pool | 453<br>Private, Yes | Reference Number Property type Condition Construction Year Bathrooms | 52896<br>House<br>Pre-Owned<br>2012<br>5+ |

**Amenities** Location

• Storage room Region: **Limassol** 



Price: €2 500 000 + VAT

VAT for this property is €229,673 or €475,000. 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        | Excluded  | Title transfer fee | ~ <b>€96 600.00</b> | 6               | Mana |
|------------|-----------|--------------------|---------------------|-----------------|------|
| Title deed | Has Title | Price per SOM      | €11 682.00/m²       | Common expenses | None |

## **Representative: 1st Class Homes**

| Registration number | 690   | Email | info@1stclass-homes.com                        |  |
|---------------------|-------|-------|--|--|
| License number      | 367/E | Legal | KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES |  |
| License number      | 307/E | name  | SERVICES LTD                                   |  |

Phone: +35725310243, +35770000889

## **Price change history**

€2 600 000 on Jul 20, 2024

€2 200 000 on Sep 11, 2024

€2 400 000 on Oct 4, 2024

€2 700 000 on Oct 24, 2024

€2 400 000 on Jan 15, 2025

€2 500 000 on May 28, 2025

































