

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

Introducing a luxurious, modern three-bedroom detached house in the prestigious Pyrgos Area, set to commence construction in December 2024 and ready for delivery by November 2026. Nestled on a 705 sqm plot, this exquisite home features a spacious 203 sqm internal covered area spread across two levels, complemented by expansive covered and uncovered verandas, a double garage, and ample space for a personalized garden.

The ground floor showcases a sleek, contemporary kitchen that seamlessly integrates with the open-plan living and dining area. Large sliding windows provide access to the garden and optional swimming pool area, creating a harmonious blend of indoor and outdoor living. ...

| Property Info    |                      | Plot / Area In | fo           | Additional info  |                  |
|------------------|----------------------|----------------|--------------|------------------|------------------|
| Covered Area     | 203                  |                |              | Reference Number | 25939            |
| Furnishing       | Unfurnished          | Plot area      | 705          | Property type    | House            |
| Heating          | Central Heating, Yes | Parking        | Covered, Yes | Condition        | <b>Brand New</b> |
| Air Conditioning | All rooms, Yes       |                |              | Bathrooms        | 1                |

| Amenities | Location |
|-----------|----------|
|-----------|----------|

• Guest WC Location: Pyrgos Lemesou Region: Limassol

Coordinates: 34.746575916604 / 33.183952012134



Price: €720 000 + VAT

VAT for this property is **€62,317** or **€136,800**. 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 | None                     | Common ovnenses | None |
|-----|----------|--------------------|--------------------------|-----------------|------|
|     |          | Price per SOM      | €3 547.00/m <sup>2</sup> | Common expenses | None |

## **Representative: FOX**

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## **Price change history**

€720 000 on Jul 28, 2024

















