

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

Reference ID: #SA34554 Price details: €1,200,000 Villa for sale in Pyrgos, Limassol district. Land: 1890 s.m. Covered areas: 380 s.m. Uncovered verandas: 200 s.m. Covered verandas: 100 s.m. Stoneyard around the house Covered parking for two cars and 4 uncovered Swimming pool: 12X63 kiosks Cameras and security system Photovoltaic system installed Aircondition in all rooms Basketball court Drill Fireplace in the kitchen THERE IS CLEAR TITLE DEED OF THE LAND AND HOUSE. FINAL APPROVAL OF THE HOUSE, POOL, PAVEMENTS IN FRONT. THERE IS ALSO ABILITY TO BUILD MORE IN THE LAND DUE TO THE DENSITY 60% AND 45% Ground floor Huge area with two living and dining rooms, plus kitchen and kitchenette. Fireplace in the kitc...



### Property Info

|                   |                    |
|-------------------|--------------------|
| Covered Area      | <b>480</b>         |
| Covered Veranda   | <b>100</b>         |
| Uncovered Veranda | <b>200</b>         |
| Furnishing        | <b>Unfurnished</b> |
| Energy Efficiency | <b>N/A</b>         |
| Air Conditioning  | <b>No</b>          |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>1890</b>         |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>SA34554</b>   |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>4</b>         |

### Amenities

- Storage room

### Location

**Location:** Pyrgos Lemesou

Region: **Limassol**

Coordinates: **34.742698392801 / 33.188614659758**

## Price: €1 200 000 + VAT

VAT for this property is **€175,500** or **€228,000**. 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>~€44 600.00</b>  | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€2 500.00/m²</b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€1 200 000 on Sep 18, 2024











