

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

Private Villa with Large Plot in Parekkklisia, Limassol

A rare opportunity to own a truly private and peaceful villa in the desirable area of Parekkklisia, just 10 minutes from the center of Limassol. This spacious 300 m<sup>2</sup> home combines rustic charm with modern comforts, making it ideal for both permanent residence and holiday living.

Key Features

Large kitchen and open-plan living room with fireplace

Underfloor heating throughout the main house

Efficient diesel boiler system

4 authentic wood-burning fireplaces

No neighboring properties – exceptional privacy

Generous outdoor space for garden, pool, or further development

Bedrooms: 4 +...

### Property Info

Covered Area	<b>300</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>3000</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>54809</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>4</b>

### Amenities

- Garden

### Location

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

## Price: €1 550 000 + VAT

VAT for this property is **€186,000** or **€294,500**. 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>~€58 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 167.00/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>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€1 800 000 on Nov 6, 2024

€1 550 000 on Jul 3, 2025













