

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

A modern three-bedroom villa located in the village of Pyrgos, Limassol.

The villa is part of a project comprising 17 villas, offering stunning architectural design, luxurious style, and comfortable living in a serene setting. Each home in the project includes a rooftop garden and ample space for a private pool or patio.



The villa is situated close to the beach and essential urban amenities. It will be furnished with soft furniture after the contract is signed, though it can also be rented unfurnished.

#### Property Info

Covered Area	<b>253</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>401</b>
Pool	<b>Yes</b>

#### Additional info

Reference Number	<b>233842</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

#### Amenities

#### Location

**Location:** Pyrgos Lemesou      Region: **Limassol**  
**Coordinates:** **34.7417862 / 33.1832043**

## Price: €820 000 + VAT

VAT for this property is **€87,737** or **€155,800**. 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	<b>Excluded</b>	Title transfer fee	<b>~€29 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 241.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€790 000 on Dec 18, 2024  
 €750 000 on Feb 6, 2025  
 €820 000 on Feb 11, 2025



