

## 2 Bedroom Apartment for Sale in Pyrgos Lemesou Tourist Area, Limassol District

3 BEDROOM APARTMENT - Ultra-Luxury Seafront Living on Limassol's First Line X

### Intro

This exceptional 3-bedroom residence embodies the highest expression of seafront luxury living. Positioned directly on the first line of the Mediterranean, next to St. Raphael Marina and Limassol's most exclusive fine dining restaurants, the apartment offers an unparalleled lifestyle shaped by breathtaking sea views, world-class design, and refined comfort.

Created by a leading London architect, the building is a masterpiece of artistry, elegance, and modern coastal sophistication.

### Design & Architecture

With only 5 apartments and 2 penthouses, the development promises ...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>347</b>			Reference Number	<b>37858</b>
Covered Veranda	<b>47</b>			Property type	<b>Apartment</b>
Floor Number	<b>1</b>	Pool	<b>Common, Yes</b>	Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>	Parking	<b>Covered, Yes</b>	Construction Year	<b>2025</b>
Heating	<b>Underfloor Heating, Yes</b>			Bathrooms	<b>2</b>
Air Conditioning	<b>All rooms, Yes</b>				

Amenities	Location	Region
• Parking	<b>Location:</b> Pyrgos Lemesou Tourist Area Coordinates: <b>34.71278011508 / 33.168641320398</b>	<b>Limassol</b>

## Price: €4 260 000 + VAT

VAT for this property is **€551,590** or **€809,400**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€12 277.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€4 260 000 on Sep 24, 2023







