

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

Cleverly planned with wide glazed frontages to welcome natural light and panoramic views residence with 2 bedrooms +1 staff room (15m2). Sophisticated open plan layouts provide the freedom to add your own personal touches. 

Apartments are a stunning representation of contemporary Mediterranean architecture – a sanctuary for all who make their home here. Cleverly planned with wide glazed frontages to welcome natural light and panoramic views into each residence, sophisticated open plan layouts provide the freedom to add your own personal touches. Private balconies are where you can soak up the sun and the laid-back vibes of coastal living.

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>138</b> |
| Covered Veranda        | <b>26</b>  |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>6</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>1634</b>      |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |
| View             | <b>Sea view</b>  |

### Amenities

| Location  |   |
|-----------|---|
| • Parking | <b>Location:</b> Pyrgos Lemesou<br>Region: <b>Limassol</b><br>Coordinates: <b>34.713766215624 / 33.166437130577</b> |

## Price: €2 400 000 + VAT

VAT for this property is **€120,000** or **€456,000**. 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>None</b>                     | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€17 391.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

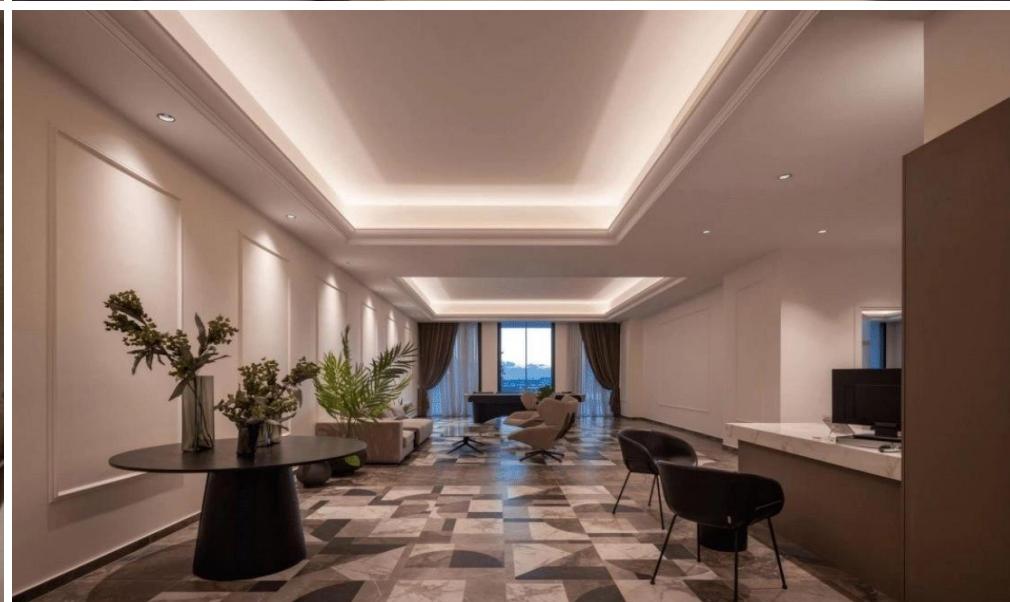
## Price change history

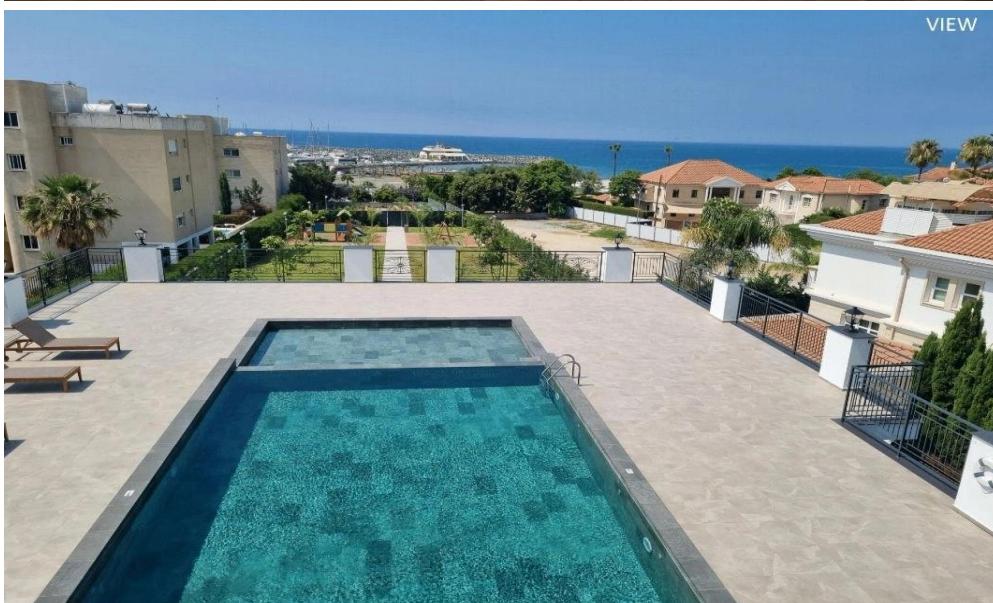
€2 400 000 on Apr 8, 2025



KITCHEN/LIVING AREA









**PLAN  
1<sup>ST</sup> FLOOR  
Apt.102**

