

4 Bedroom House for Sale in Limassol District

For sale is a beautiful villa in the sought-after Pyrgos Tourist Area. This spacious resale property offers a generous internal space of 190.5 m², featuring four comfortable bedrooms and one well-appointed bathroom and en suite master bedroom. Built in 2019, the villa showcases modern design and energy efficiency rated A, ensuring a sustainable lifestyle with underfloor heating as a plus.



Located in the vibrant Pyrgos Tourist Area, residents enjoy an enticing mix of local shops, fine dining, and leisure activities. The area boasts beautiful beaches and scenic surroundings, making it a perfect retreat for both relaxation and entertainment. Its strategic location provides easy acces...

| Property Info    |                         | Plot / Area Info                               |              | Additional info  |           |
|------------------|-------------------------|--|--------------|------------------|-----------|
| Covered Area     | 191                     | Plot area                                      | 350          | Reference Number | 25185     |
| Heating          | Underfloor Heating, Yes | Pool   | Yes          | Property type    | House     |
| Air Conditioning | All rooms, Yes          | Parking  | Covered, Yes | Condition        | Pre-Owned |
|                  |                         |  |              | Bathrooms        | 1         |
|                  |                         |  |              | View             | Sea view  |
| Amenities        |                         | Location                                       |              |                  |           |
| • Guest WC       |                         | Region: Limassol                               |              |                  |           |
|                  |                         | Coordinates: 34.715226434033 / 33.173623394971 |              |                  |           |

## Price: €960 000 + VAT

VAT for this property is **€76,850** or **€182,400**. 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>~€35 000.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 026.00/m²</b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€960 000 on Apr 9, 2025








VILLA D

FIRST FLOOR



|                      |       |
|----------------------|-------|
| VILLA TYPE           | D     |
| BEDROOMS             | 4     |
| PARKING              | 1     |
| INTERNAL COVERED m²  | 190.5 |
| COVERED VERANDA M²   | 30    |
| TOTAL COVERED m²     | 220.5 |
| UNCOVERED VERANDA m² | 109   |
| POOL m²              | 37    |
| PLOT SIZE m²         | 350   |

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