

### 3 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 177 m<sup>2</sup>, featuring three 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 access...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area **177**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Plot area **372**  
 Pool **Yes**  
 Parking **Covered, Yes**

Reference Number **25191**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **1**  
 View **Sea view**

#### Amenities

#### Location

- Guest WC

Region: **Limassol**  
 Coordinates: **34.715226434033 / 33.173623394971**

## Price: €895 000 + VAT

VAT for this property is **€63,864** or **€170,050**. 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>~€32 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 056.00/m<sup>2</sup></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>			

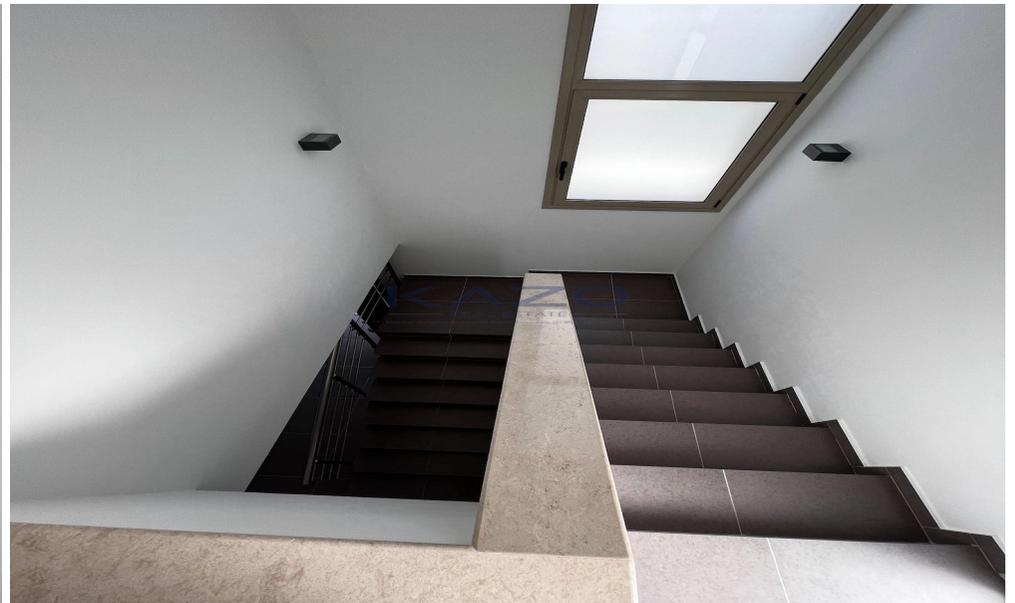
## Price change history

€895 000 on Apr 9, 2025













**VILLA F**  
1<sup>st</sup> FLOOR

VILLA TYPE	F
BEDROOMS	3
PARKING	1
INTERNAL COVERED m <sup>2</sup>	177
COVERED VERANDA m <sup>2</sup>	28.5
TOTAL COVERED m <sup>2</sup>	205.5
UNCOVERED VERANDA m <sup>2</sup>	120
POOL m <sup>2</sup>	31
PLOT SIZE m <sup>2</sup>	372

**VILLA F**  
GROUND FLOOR

VILLA TYPE	F
BEDROOMS	3
PARKING	1
INTERNAL COVERED m <sup>2</sup>	177
COVERED VERANDA m <sup>2</sup>	28.5
TOTAL COVERED m <sup>2</sup>	205.5
UNCOVERED VERANDA m <sup>2</sup>	120
POOL m <sup>2</sup>	31
PLOT SIZE m <sup>2</sup>	372