

### 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> |              |            |                         |

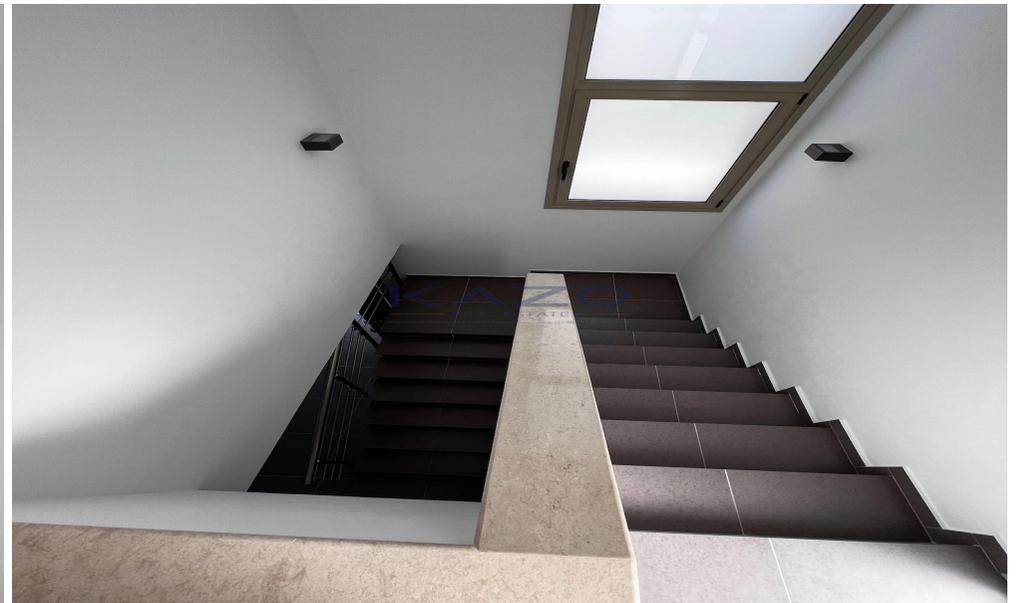
## Price change history

€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  |
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