

## 3 Bedroom House for Sale in Pyrgos Lemesou, Limassol District

This modern three-bedroom villa with a private swimming pool offers an exceptional lifestyle in a tranquil and healthy environment, just minutes from the vibrant tourist and business hubs of the city. Located only 3 km from the beach near the five-star Parklane Resort, it provides the perfect balance between peaceful village living and coastal convenience.



Designed in a sleek, contemporary architectural style, the home caters to discerning buyers seeking comfort, privacy, and proximity to the sea.

On the ground floor, you'll find a spacious open-plan living and dining area seamlessly connected to a modern kitchen, along with a dedicated office space and guest WC.

Up...

| Property Info     |     | Plot / Area | Info | Additional info  | Additional info  |  |
|-------------------|-----|-------------|------|------------------|------------------|--|
|                   |     |             |      | Reference Number | 7345             |  |
| Covered Area      | 265 | Plot area   | 605  | Property type    | House            |  |
| Energy Efficiency | A   | Pool        | Yes  | Condition        | <b>Brand New</b> |  |
|                   |     |             |      | Bathrooms        | 3                |  |

Amenities Location

**Location:** Pyrgos Lemesou Region: **Limassol** 

Coordinates: 34.742599908505 / 33.175674676895



**Price: €760 000 + VAT** 

VAT for this property is €84,174 or €144,400. 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 | Excluded | Title transfer fee | None                     | Common evnences | None |
|-----|----------|--------------------|--------------------------|-----------------|------|
|     |          | Price per SOM      | €2 868.00/m <sup>2</sup> | Common expenses | None |

## **Representative: RealDeal Estates**

| Registration number | 1311  | Email      | info@realdeal.cy                          |
|---------------------|-------|------------|---|
| License number      | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |

Phone: **+35725255505**, **+35794001333** 

## **Price change history**

€760 000 on Jul 2, 2025













