

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

Reference ID: #SA31945 Price details: €1,300,000 Detached, two storey, three bedroom house within a large parcel of land in Pyrgos Lemesou. The area of the property offers an abundance of amenities making it suitable for families. In addition, it enjoys very good access to the Limassol - Nicosia motorway and the city of Limassol. The house was erected in 2007 with luxurious construction materials and consists of a living/ dining area, sitting area, kitchen with dining area, kitchenette and a guest toilet on the ground floor and three bedrooms (the two with ensuite and the master with walk-in wardrobe and ensuite), and a sitting area on the upper floor. Externally, there are verandas, cove...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>270</b>
Covered Veranda	<b>15</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

Plot area	<b>1600</b>
Parking	<b>Covered, Yes</b>

Reference Number	<b>SA31945</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

#### Amenities

#### Location

- Storage room

**Location:** Pyrgos Lemesou

Region: **Limassol**

Coordinates: **34.745580346666 / 33.181259187021**

## Price: €1 300 000 + VAT

VAT for this property is **€145,889** or **€247,000**. 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>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 815.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 300 000 on Oct 19, 2023





