

## 6+ Bedroom House for Sale in Pyrgos Lemesou, Limassol District

This luxurious residence is located at the most exclusive seafront area of Limassol, only 150 m away from the sea. With stunning views of the Mediterranean Sea, this beautiful residence is surrounded by big garden with mature trees and plants in an idyllic setting.

The villa boasts the highest quality in terms of design and detailing. Colonial architecture combined with classical elements and luxurious and expensive finishes make this residence truly Royal, conveying a sense of luxury, heritage, success and style. It has all the modern luxury specifications like underfloor heating, VRV A/C concealed systems and epy latest automation systems. The 8x4m swimming pool is next to a co...



Property Info		Plot / Area Info		Additional info	
Covered Area Covered Veranda Uncovered Veranda Furnishing Heating Air Conditioning	622 60 32 Furnished Autonomous Heating, Yes All rooms, Yes	Plot area Pool	672 Yes	Reference Number Property type Condition Construction Year Bathrooms	5289 House Brand New 2001-2010 5+

Amenities Location

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

Coordinates: 34.713215 / 33.169237



Price: €8 500 000 + VAT

VAT for this property is €1,328,023 or €1,615,000. 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 Excluded

Title transfer fee None

Price per SQM €13 666.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€8 500 000 on Oct 8, 2025







































