

## 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

Covered Area	<b>622</b>
Covered Veranda	<b>60</b>
Uncovered Veranda	<b>32</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>672</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>5289</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>5+</b>

### Amenities

### Location

**Location:** Pyrgos Lemesou      Region: **Limassol**  
 Coordinates: **34.713215 / 33.169237**

## Price: €7 500 000 + VAT

VAT for this property is **€1,171,785** or **€1,425,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€12 058.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€8 500 000 on Oct 8, 2025  
 €7 500 000 on Nov 25, 2025













