

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

Situated in the serene area of Limassol's Pyrgos district, this villa offers an idyllic retreat within a closed complex. Embracing a tranquil ambiance, this property boasts a strategic location mere moments away from the Mediterranean Sea. Adjacent to this complex is the prestigious Parklane, a five-star hotel with an expansive infrastructure featuring upscale boutiques with renowned brands and haute cuisine restaurants. Within the hotel's domain, one can also find recreational options, including tennis, football, basketball, and an array of water sports activities. It is also conveniently situated close to supermarkets and pharmacies, ensuring all daily necessities are effort...



### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>163</b>
Covered Veranda	<b>23</b>
Uncovered Veranda	<b>15</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

Plot area	<b>446</b>
Pool	<b>Yes</b>

Reference Number	<b>8859</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2013</b>
Bathrooms	<b>4</b>

### Amenities

### Location

**Location:** Pyrgos Lemesou      Region: **Limassol**  
 Coordinates: **34.714966 / 33.172113**

## Price: €1 250 000 + VAT

VAT for this property is **€76,457** or **€237,500**. 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>~€46 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 669.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€1 450 000 on Oct 8, 2025

€1 250 000 on Nov 4, 2025













