

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

Set in the charming village of Pyrgos, this brand-new residence represents the final opportunity to own a home within an exclusive development that blends serenity with proximity to Limassol’s dynamic coastline. The location offers the best of both worlds — a peaceful setting embraced by nature and quick access to the city’s vibrant beachside areas. The two-level home has been designed with refined elegance and functionality. On the ground floor, a bright open-plan layout unites the living and dining areas with a modern kitchen, while a private office provides space for work or quiet retreat. Large windows frame views of the garden, creating a seamless flow to the outdoor terr...



Property Info

Covered Area **265**  
Furnishing **Unfurnished**  
Energy Efficiency **A**

Plot / Area Info

Plot area **605**

Additional info

Reference Number **14392**  
Property type **House**  
Condition **Brand New**  
Bathrooms **2**

Amenities

Location

**Location:** Pyrgos Lemesou      Region: **Limassol**  
**Coordinates:** **34.742523 / 33.175691**

**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 | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 868.00/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**

€760 000 on Oct 9, 2025





