

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

For sale a luxury 3-bedroom and 3-level villa with a swimming pool, located right on the seashore in a gated complex in the Pyrgos area, Limassol. On the territory of the residential complex there are also gyms, a botanical park, a tennis court, a chapel, a center for water sports at sea, an amphitheater. The total area of the complex is 119,000 m2, of which 45,000 m2 is allocated for a green zone. High standards of construction and interior decoration. Underfloor heating and VRV air conditioning.

### Property Info

Covered Area **326**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **182048**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **4**

### Amenities

### Location

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

**Price: €2 646 000 + VAT**

VAT for this property is **€332,292** or **€502,740**. 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>€8 117.00/m<sup>2</sup></b>		

**Representative: DOM Real Estate**

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**Price change history**

€2 646 000 on Oct 16, 2025





