

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

Reference ID: #SA24661 Price details: €2,200,000 Exclusivity Villa for sale located in Pyrgos, Limassol district, close to the beach and all amenities. Supermarket and mini-markets, bakery, K-Cineplex cinema, bowling, beach cafes and restaurants are all within 5 minutes' drive. Limassol City Centre is only a short drive (5-10 minutes), private schools (Grammar School, Heritage & Foley's all within a radius of 10 - 15 minutes drive. The house is built on a plot of 1528m2 and is a 5-bedroom house with 4 bathrooms and extra wc. The area of the house 700 sq.m. The ground floor includes 2 large open plan living room/kitchen area with fireplace, billard room and at the basement ther...

### Property Info

Covered Area	<b>700</b>
Covered Veranda	<b>N/A</b>
Uncovered Veranda	<b>N/A</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1528</b>
Pool	<b>Yes</b>
Parking	<b>No</b>

### Additional info

Reference Number	<b>SA24661</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2013</b>
Bathrooms	<b>5+</b>

### Amenities

- Storage room

### Location

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

## Price: €2 200 000 + VAT

VAT for this property is **€352,000** or **€418,000**. 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>~€84 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 143.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€2 200 000 on Oct 19, 2023





