

6+ Bedroom House for Sale in Pyrgos Lemesou, Limassol District

This exquisite two-story Mediterranean villa blends elegance, comfort, and modern functionality within a private, beautifully landscaped estate. Surrounded by mature trees, manicured gardens, and detailed stonework, the residence offers serenity and exclusivity, ideal for luxurious living and entertaining. The grand entrance foyer welcomes you with sophistication, featuring an elevator and two well-appointed offices for convenience. A separate living area with a fireplace adds warmth and character, while the layout flows seamlessly into a gourmet kitchen with an additional kitchenette. Adjacent is a bright winter garden that doubles as a tranquil fitness area. Upstairs, four spacious bedr...



Property Info

Covered Area	1158
Covered Veranda	289
Uncovered Veranda	8
Furnishing	Furnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Amenities

- Fireplace

Location

Location: Pyrgos Lemesou Region: **Limassol**
Coordinates: 34.734598 / 33.183494

Plot / Area Info

Plot area	4195
Pool	Yes

Additional info

Reference Number	15162
Property type	House
Condition	Pre-Owned
Construction Year	2016
Bathrooms	5+

Price: €13 000 000 + VAT

VAT for this property is **€2,234,249** or **€2,470,000**. 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	Excluded	Title transfer fee	~€516 600.00	Common expenses	None
		Price per SQM	€11 226.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€13 000 000 on Nov 5, 2025











