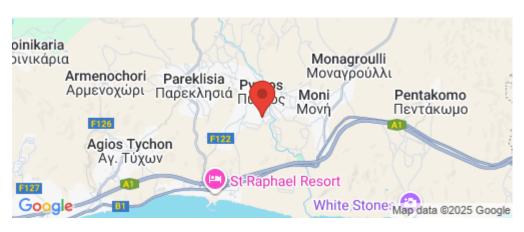


## 6+ Bedroom House for Sale in Pyrgos Lemesou, Limassol District

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		Plot / Are	a Info	Additional info	
Covered Area Covered Veranda Uncovered Veranda	1158 289 8	Plot area <b>4195</b> Pool <b>Yes</b>	4195	Reference Number Property type Condition Construction Year Bathrooms	15162 House Pre-Owned 2016 5+
Furnishing	Furnished		Yes		
Heating	<b>Underfloor Heating, Yes</b>				
Air Conditioning	All rooms, Yes				<b>5</b> +

## Amenities Location

• Fireplace Location: Pyrgos Lemesou Region: Limassol

Coordinates: 34.734598 / 33.183494



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

Price per SQM €11 226.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€13 000 000 on Nov 5, 2025









































