

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

Modern 3 bedroom villa with in a prestigious project situated in the area of Pyrgos Village, in Limassol. Villa is furnished and equipped and consists of 3 bedrooms, 2 bathrooms, guest toilet, open plan kitchen with dining and living areas, veranda. Additional options: new furniture and home appliances, laminate underheating floors, A/C floors, solar panels, pressure pump, private pool with relax area, parking. The project is located within easy reach to city amenities, just 5 minutes drive to the beach and 2 kilometers away from the main highway which leads to Larnaca International Airport.

#### Property Info

Covered Area	<b>252.8</b>
Covered Veranda	<b>25.6</b>
Uncovered Veranda	<b>16.1</b>
Floor Number	<b>1</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>Yes</b>

#### Plot / Area Info

Parking **No**

#### Additional info

Reference Number	<b>6473</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>
Developer	<b>bbf</b>

#### Amenities

#### Location

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

## Price: €850 000 + VAT

VAT for this property is **€90,667** or **€161,500**. 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>€3 373.00/m<sup>2</sup></b>		

## Representative: bbf

Registration number	<b>N/A</b>	Email	<b>info@bbf.com</b>
License number	<b>N/A</b>	Legal name	<b>N/A</b>
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## Price change history

€850 000 on Nov 18, 2025











