

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

Located in the prestigious area of Pyrgos, Limassol, this refined mansion villa offers the ultimate blend of luxury and seaside living within a secure gated community with 24-hour security service. Positioned right by the beach, the villa enjoys beautiful sea views and a serene, private atmosphere. The residence offers six bedrooms, including four spacious en-suite bedrooms, and total six elegant bathrooms—all thoughtfully designed with a focus on comfort and sophistication. It comes fully furnished and equipped with VRV air conditioning and modern white goods, ensuring effortless, high-end living. A maid's room, store room, and separate laundry room add everyday convenience. One of t...

Property Info

Covered Area	397
Covered Veranda	46
Uncovered Veranda	7
Furnishing	Furnished
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	661
Pool	Common, Yes

Additional info

Reference Number	15367
Property type	House
Condition	Pre-Owned
Bathrooms	5+

Amenities

Location

Location: Pyrgos Lemesou Region: **Limassol**
Coordinates: **34.712775 / 33.169622**

Price: €12 000 000 + VAT

VAT for this property is **€1,645,239** or **€2,280,000**. 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	~€476 600.00	Common expenses	None
		Price per SQM	€30 227.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€12 000 000 on Nov 19, 2025













