

### 3 Bedroom Apartment for Sale in Pyrgos Lemesou Tourist Area, Limassol District

For sale luxury 3 b/r duplex with a side sea views located in a private gated seafront complex in Pyrgos area next to St. Raphael hotel, withing walking distance to amenities and with easy access to the highway. The internal area is 209 sq. m +15 sq. m covered veranda. It consists of 2 levels: on the first floor there is an entrance area, spacious living room with a dining area, separate kitchen with a laundry room and guest WC with shower. On the second floor there are three bedrooms: spacious master bedroom en-suite with walk-in wardrobe and also bathroom plus another 2 bedroom each en-suite with a shower. The apartment is fully furnsihed and equipped, with a central air conditioning s...



#### Property Info

Covered Area	<b>224</b>
Covered Veranda	<b>15</b>
Floor Number	<b>2</b>
Furnishing	<b>Furnished</b>
Floor Type	<b>Hardwood</b>
Energy Efficiency	<b>B</b>
Heating	<b>No</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Uncovered, Yes</b>

#### Additional info

Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

#### Amenities

- Air Conditioning
- Alarm
- Balcony
- Guest WC
- Gym
- Parking
- Pool

#### Location

**Location:** Pyrgos Lemesou Tourist Area Region: **Limassol**  
 Coordinates: **34.71195 / 33.16599**

## Price: €2 500 000 + VAT

VAT for this property is **€240,625** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€11 161.00/m<sup>2</sup></b>		

## Price change history

€2 500 000 on Dec 3, 2025







