

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

This prestigious two-bedroom apartment is located in a stunning 14-story tower at the eastern entrance of cosmopolitan Limassol, in the sought-after Pyrgos area. Nestled right on the beachfront, it offers spectacular sea views and easy access to the city's vibrant lifestyle. The building features 12 floors of ultra-luxury residences, offering a range of 1 to 3-bedroom apartments, with modern design, high-end finishes, and state-of-the-art amenities. Residents can enjoy exclusive beachfront living in one of Limassol's most upscale and dynamic areas.

Connected to the renowned St Raphael Resort, residents enjoy exclusive access to 43,000 m<sup>2</sup> of landscaped gardens and a beautifully c...

| Property Info    |                       | Plot / Area Info  |                     | Additional info  |                  |
|------------------|-----------------------|---|---------------------|------------------|------------------|
| Covered Area     | <b>120</b>            | Pool  | <b>Yes</b>          | Reference Number | <b>32476</b>     |
| Furnishing       | <b>Furnished</b>      | Parking   | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
| Air Conditioning | <b>All rooms, Yes</b> |   |                     | Condition        | <b>Pre-Owned</b> |
|                  |                       |   |                     |                  | <b>2</b>         |
| Amenities        |                       | Location  |                     |                  |                  |
| • Gym            |                       | <b>Location:</b> Pyrgos Lemesou Tourist Area Region: <b>Limassol</b><br>Coordinates: <b>34.713924 / 33.167297</b> |                     |                  |                  |

## Price: €1 900 000 + VAT

VAT for this property is **€95,000** or **€361,000**. 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<br>Price per SQM | <b>~€72 600.00</b><br><b>€15 833.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
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## Price change history

€1 900 000 on Jan 16, 2026









