

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

For sale a luxury villa with a swimming pool, located right on the seashore in a gated complex in the Pyrgos area, Limassol. On the territory of the residential complex there are also gyms, a botanical park, a tennis court, a chapel, a center for water sports at sea, an amphitheater. The total area of the complex is 119,000 m<sup>2</sup>, of which 45,000 m<sup>2</sup> is allocated for a green zone. High standards of construction and interior decoration. Underfloor heating and VRV air conditioning.

| <b>Property Info</b> |                       | <b>Plot / Area Info</b> |                     | <b>Additional info</b> |                           |
|----------------------|-----------------------|-------------------------|---------------------|------------------------|---------------------------|
| Covered Area         | <b>539</b>            |                         |                     | Reference Number       | <b>200764</b>             |
| Furnishing           | <b>Unfurnished</b>    |                         |                     | Property type          | <b>House</b>              |
| Energy Efficiency    | <b>A</b>              | Parking                 | <b>Covered, Yes</b> | Condition              | <b>Under Construction</b> |
| Air Conditioning     | <b>All rooms, Yes</b> |                         |                     | Bathrooms              | <b>4</b>                  |

| <b>Amenities</b>                                 | <b>Location</b> |
|--|-----------------|
| <b>Location:</b> Pyrgos Lemesou Region: Limassol |                 |

## Price: €6 262 000 + VAT

VAT for this property is **€945,806** or **€1,189,780**. 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>€11 618.00/m<sup>2</sup></b> |                 |             |

## Representative: DOM Real Estate

|                            |              |            |                        |
|----------------------------|--------------|------------|------------------------|
| Registration number        | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number             | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: <b>+35796644888</b> |              |            |                        |

## Price change history

€6 262 000 on Jan 31, 2026



