

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

An exceptional four bedroom property located on the seafront of Limassol. This charming residence boasts beautiful sea views from the Roof Garden, a private swimming pool and mature garden. The house has a lovely inside open plan area with guest WC and access to the outdoor terrace with pool. The first level has three spacious bedrooms, the master has en-suite shower and a family bathroom is shared by the second and third bedrooms. The basement area has a cinema room, fourth bedroom with en-suite shower and sauna. A fabulous roof garden enjoys a beautiful outdoor seating area with barbecue and amazing views. Easy access to the seafront road, the highway and just a few metres to th...



### Property Info

Covered Area **140**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **300**  
 Pool **Yes**  
 Parking **Uncovered, Yes**

### Additional info

Reference Number **16227**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **1**  
 View **Sea view**

### Amenities

- Guest WC

### Location

**Location:** Pyrgos Lemesou Tourist Area  
 Coordinates: **34.712144536185 / 33.17099469187**

Region: **Limassol**

## Price: €1 350 000 + VAT

VAT for this property is **€67,500** or **€256,500**. 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>~€50 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 643.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€1 600 000 on Oct 23, 2023  
 €1 350 000 on Nov 17, 2023













