

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

- 2 bedrooms
- 2 W/C
- Internal Area 75.1m<sup>2</sup>
- Covered Verandas 14.7m<sup>2</sup>
- Roof Garden 31.3m<sup>2</sup>
- Covered Parking
- Communal Swimming Pools
- Playground
- Storage
- Fitness Centre
- Coffee Shop
- Laundry services
- Co-working space
- Quick access to beaches, hotels, spas, and restaurants



### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>75</b>                      |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Yes</b>          |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>18252</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Gym

### Location

**Location:** Pyrgos Lemesou  
**Coordinates:** **34.736876919202 / 33.18351272034**

Region: **Limassol**

## Price: €452 100 + VAT

VAT for this property is **€22,605** or **€85,899**. 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>€6 028.00/m<sup>2</sup></b> |                 |             |

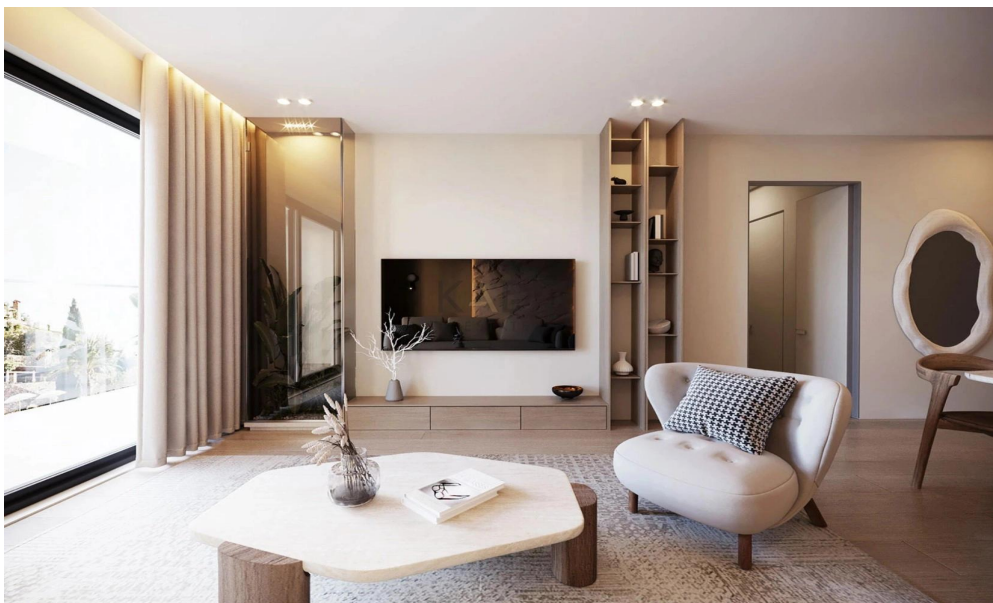
## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€452 100 on Apr 17, 2026










### Block A Ground Floor 3 apts

| Flat | Bed | Bath | Indoor (m <sup>2</sup> ) | Covered Veranda (m <sup>2</sup> ) | Common Area (m <sup>2</sup> ) | Total Area (m <sup>2</sup> ) | Roof Garden (m <sup>2</sup> ) | Storage (m <sup>2</sup> ) | Parking |
|------|-----|------|--------------------------|-----------------------------------|-------------------------------|------------------------------|-------------------------------|---------------------------|---------|
| 001  | 2   | 2    | 75,4                     | 14,4                              | 10,9                          | 100,7                        | 0,0                           | 3,7                       | 1       |
| 002  | 2   | 2    | 73,8                     | 14,4                              | 10,7                          | 98,9                         | 0,0                           | 2,7                       | 1       |
| 003  | 1   | 1    | 53,0                     | 8,2                               | 7,4                           | 68,6                         | 0,0                           | 2,9                       | 1       |


### Block A First Floor 5 apts

| Flat | Bed | Bath | Indoor (m <sup>2</sup> ) | Covered Veranda (m <sup>2</sup> ) | Common Area (m <sup>2</sup> ) | Total Area (m <sup>2</sup> ) | Roof Garden (m <sup>2</sup> ) | Storage (m <sup>2</sup> ) | Parking |
|------|-----|------|--------------------------|-----------------------------------|-------------------------------|------------------------------|-------------------------------|---------------------------|---------|
| 101  | 2   | 2    | 75,0                     | 17,8                              | 11,2                          | 104,0                        | 30,6                          | 2,9                       | 1       |
| 102  | 2   | 2    | 74,0                     | 17,8                              | 11,1                          | 102,9                        | 31,5                          | 2,9                       | 1       |
| 103  | 1   | 1    | 53,1                     | 10,2                              | 7,7                           | 70,9                         | 32,4                          | 2,9                       | 1       |
| 104  | 2   | 2    | 75,7                     | 20,9                              | 11,7                          | 108,3                        | 0,0                           | 3,3                       | 1       |
| 105  | 2   | 2    | 75,0                     | 14,1                              | 10,8                          | 99,9                         | 0,0                           | 3,8                       | 1       |

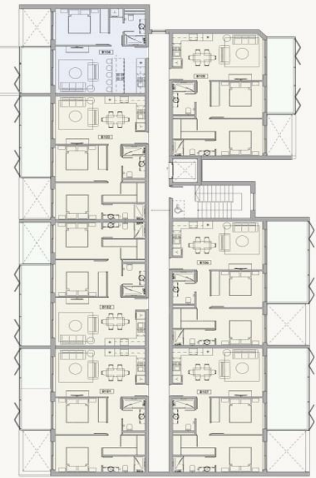


### Block B

Ground Floor  
3 apts




| Flat | Bed | Bath | Indoor (m <sup>2</sup> ) | Covered Veranda (m <sup>2</sup> ) | Common Area (m <sup>2</sup> ) | Total Area (m <sup>2</sup> ) | Roof Garden (m <sup>2</sup> ) | Storage (m <sup>2</sup> ) | Parking |
|------|-----|------|--------------------------|-----------------------------------|-------------------------------|------------------------------|-------------------------------|---------------------------|---------|
| 001  | 2   | 2    | 75,9                     | 14,3                              | 9,7                           | 99,9                         | 0,0                           | 5,4                       | 1       |
| 002  | 2   | 2    | 74,6                     | 14,3                              | 9,6                           | 98,5                         | 0,0                           | 4,3                       | 1       |
| 003  | 2   | 2    | 75,0                     | 14,5                              | 9,7                           | 99,2                         | 0,0                           | 2,9                       | 1       |

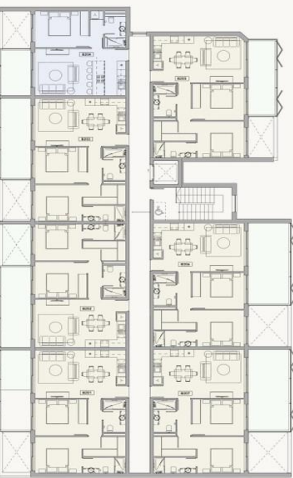


### Block B

First Floor  
7 apts




| Flat | Bed | Bath | Indoor (m <sup>2</sup> ) | Covered Veranda (m <sup>2</sup> ) | Common Area (m <sup>2</sup> ) | Total Area (m <sup>2</sup> ) | Roof Garden (m <sup>2</sup> ) | Storage (m <sup>2</sup> ) | Parking |
|------|-----|------|--------------------------|-----------------------------------|-------------------------------|------------------------------|-------------------------------|---------------------------|---------|
| 101  | 2   | 2    | 74,2                     | 15,7                              | 9,7                           | 99,6                         | 31,6                          | 2,6                       | 1       |
| 102  | 2   | 2    | 73,0                     | 15,7                              | 9,6                           | 98,3                         | 32,5                          | 2,9                       | 1       |
| 103  | 2   | 2    | 72,8                     | 15,7                              | 9,5                           | 98,0                         | 27,0                          | 3,5                       | 1       |
| 104  | 1   | 1    | 52,1                     | 8,8                               | 6,6                           | 67,5                         | 0,0                           | 3,3                       | 1       |
| 105  | 2   | 2    | 74,3                     | 13,3                              | 9,4                           | 97,0                         | 0,0                           | 4,9                       | 1       |
| 106  | 2   | 2    | 73,5                     | 20,9                              | 10,2                          | 104,6                        | 0,0                           | 3,3                       | 1       |
| 107  | 2   | 2    | 74,6                     | 20,9                              | 10,3                          | 105,8                        | 0,0                           | 3,3                       | 1       |




### Block B

Second Floor  
7 apts




| Flat | Bed | Bath | Indoor (m <sup>2</sup> ) | Covered Veranda (m <sup>2</sup> ) | Common Area (m <sup>2</sup> ) | Total Area (m <sup>2</sup> ) | Roof Garden (m <sup>2</sup> ) | Storage (m <sup>2</sup> ) | Parking |
|------|-----|------|--------------------------|-----------------------------------|-------------------------------|------------------------------|-------------------------------|---------------------------|---------|
| 201  | 2   | 2    | 74,2                     | 15,7                              | 9,7                           | 99,6                         | 32,2                          | 3,7                       | 1       |
| 202  | 2   | 2    | 73,0                     | 15,7                              | 9,6                           | 98,3                         | 33,2                          | 3,3                       | 1       |
| 203  | 2   | 2    | 72,8                     | 15,7                              | 9,5                           | 98,0                         | 32,5                          | 3,3                       | 1       |
| 204  | 1   | 1    | 52,1                     | 8,8                               | 6,6                           | 67,5                         | 32,5                          | 3,3                       | 1       |
| 205  | 2   | 2    | 74,3                     | 13,3                              | 9,4                           | 97,0                         | 28,5                          | 3,3                       | 1       |
| 206  | 2   | 2    | 73,5                     | 20,9                              | 10,2                          | 104,6                        | 24,1                          | 3,3                       | 1       |
| 207  | 2   | 2    | 74,6                     | 20,9                              | 10,3                          | 105,8                        | 29,5                          | 3,7                       | 1       |




### Block C

First Floor  
4 apts




| Flat | Bed | Bath | Indoor (m <sup>2</sup> ) | Covered Veranda (m <sup>2</sup> ) | Common Area (m <sup>2</sup> ) | Total Area (m <sup>2</sup> ) | Roof Garden (m <sup>2</sup> ) | Storage (m <sup>2</sup> ) | Parking |
|------|-----|------|--------------------------|-----------------------------------|-------------------------------|------------------------------|-------------------------------|---------------------------|---------|
| 101  | 1   | 1    | 50,9                     | 12,1                              | 14,1                          | 77,1                         | 0,0                           | 3,1                       | 1       |
| 102  | 1   | 1    | 51,7                     | 12,1                              | 14,2                          | 78,0                         | 0,0                           | 3,1                       | 1       |
| 103  | 1   | 1    | 51,0                     | 12,1                              | 14,1                          | 77,2                         | 0,0                           | 3,1                       | 1       |
| 104  | 1   | 1    | 52,1                     | 12,1                              | 14,3                          | 78,5                         | 0,0                           | 3,8                       | 1       |




### Block D

Ground Floor  
6 apts




| Flat | Bed | Bath | Indoor (m <sup>2</sup> ) | Covered Veranda (m <sup>2</sup> ) | Common Area (m <sup>2</sup> ) | Total Area (m <sup>2</sup> ) | Roof Garden (m <sup>2</sup> ) | Storage (m <sup>2</sup> ) | Parking |
|------|-----|------|--------------------------|-----------------------------------|-------------------------------|------------------------------|-------------------------------|---------------------------|---------|
| 001  | 1   | 1    | 53,1                     | 8,0                               | 6,5                           | 67,6                         | 0,0                           | 3,5                       | 1       |
| 002  | 2   | 2    | 74,5                     | 14,4                              | 9,5                           | 98,4                         | 0,0                           | 3,1                       | 1       |
| 003  | 3   | 2    | 99,0                     | 21,6                              | 12,9                          | 133,5                        | 0,0                           | 2,9                       | 1       |
| 004  | 2   | 2    | 75,1                     | 14,7                              | 9,6                           | 99,4                         | 0,0                           | 2,9                       | 1       |
| 005  | 2   | 2    | 74,0                     | 14,4                              | 9,5                           | 97,9                         | 0,0                           | 2,9                       | 1       |
| 006  | 2   | 2    | 75,0                     | 14,4                              | 9,6                           | 99,0                         | 0,0                           | 2,9                       | 1       |

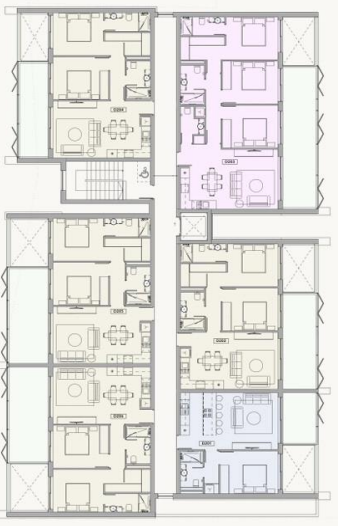


### Block D

First Floor  
6 apts




| Flat | Bed | Bath | Indoor (m <sup>2</sup> ) | Covered Veranda (m <sup>2</sup> ) | Common Area (m <sup>2</sup> ) | Total Area (m <sup>2</sup> ) | Roof Garden (m <sup>2</sup> ) | Storage (m <sup>2</sup> ) | Parking |
|------|-----|------|--------------------------|-----------------------------------|-------------------------------|------------------------------|-------------------------------|---------------------------|---------|
| 101  | 1   | 1    | 53,1                     | 9,1                               | 6,6                           | 68,8                         | 0,0                           | 2,9                       | 1       |
| 102  | 2   | 2    | 74,5                     | 16,4                              | 9,7                           | 100,6                        | 0,0                           | 3,7                       | 1       |
| 103  | 3   | 2    | 99,0                     | 24,7                              | 13,2                          | 136,9                        | 31,0                          | 3,7                       | 1       |
| 104  | 2   | 2    | 75,1                     | 14,7                              | 9,6                           | 99,4                         | 36,1                          | 2,9                       | 1       |
| 105  | 2   | 2    | 74,0                     | 19,2                              | 10,0                          | 103,2                        | 0,0                           | 2,9                       | 1       |
| 106  | 2   | 2    | 75,0                     | 19,2                              | 10,1                          | 104,3                        | 0,0                           | 2,9                       | 1       |



### Block D

Second Floor  
6 apts



| Flat | Bed | Bath | Indoor (m <sup>2</sup> ) | Covered Veranda (m <sup>2</sup> ) | Common Area (m <sup>2</sup> ) | Total Area (m <sup>2</sup> ) | Roof Garden (m <sup>2</sup> ) | Storage (m <sup>2</sup> ) | Parking |
|------|-----|------|--------------------------|-----------------------------------|-------------------------------|------------------------------|-------------------------------|---------------------------|---------|
| 201  | 1   | 1    | 53,1                     | 9,1                               | 6,6                           | 68,8                         | 27,3                          | 2,9                       | 1       |
| 202  | 2   | 2    | 74,5                     | 16,4                              | 9,7                           | 100,6                        | 30,0                          | 2,9                       | 1       |
| 203  | 3   | 2    | 99,0                     | 24,7                              | 13,2                          | 136,9                        | 40,2                          | 3,1                       | 1       |
| 204  | 2   | 2    | 75,1                     | 14,7                              | 9,6                           | 99,4                         | 31,3                          | 3,5                       | 1       |
| 205  | 2   | 2    | 74,0                     | 19,2                              | 10,0                          | 103,2                        | 31,3                          | 5,2                       | 1       |
| 206  | 2   | 2    | 75,0                     | 19,2                              | 10,1                          | 104,3                        | 30,1                          | 4,6                       | 1       |



### Block C

Ground Floor  
The Social Quarter



- Coffee Shop
- Gym
- Co-working Area
- Swimming Pool & Lounge Area

