


3 Bedroom Apartment for Sale in Amathounta, Limassol District

Experience refined coastal living in this modern whole-floor apartment, ideally located in the prestigious Amathounta area of Limassol. This completed 2024-built residence offers a rare combination of space, privacy, and contemporary design, making it an excellent choice for families, professionals, or high-end investors. 

The apartment boasts a generous internal area of 118 sqm, complemented by 48 sqm of covered verandas, ideal for outdoor living and entertaining. In addition, it includes a 20 sqm en-suite staff room, offering valuable flexibility for live-in help, guests, or additional storage—an increasingly sought-after feature in luxury residences.

Designed with comfor...

Property Info

Covered Area	253
Covered Veranda	48
Total Number of Floors	9
Furnishing	Unfurnished
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	A-121405
Property type	Apartment
Condition	Pre-Owned
Bathrooms	2

Amenities

- Gym

Location

Location: Amathounta
 Coordinates: **34.71096378 / 33.14244498**

Region: **Limassol**

Price: €1 650 000 + VAT

VAT for this property is **€176,543** or **€313,500**. 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.

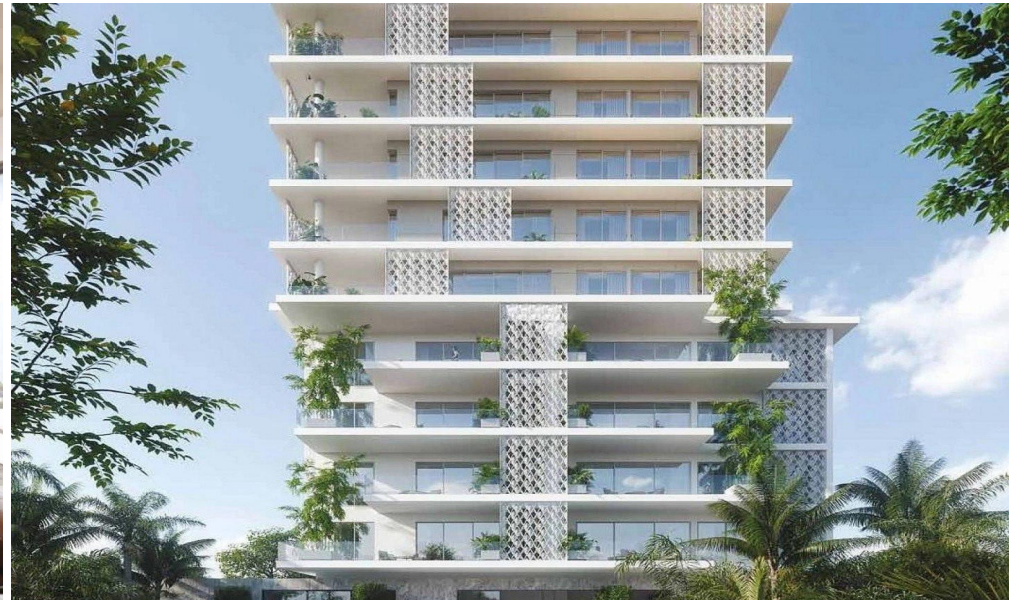
VAT	Excluded	Title transfer fee	~€62 600.00	Common expenses	None
		Price per SQM	€6 522.00/m²		

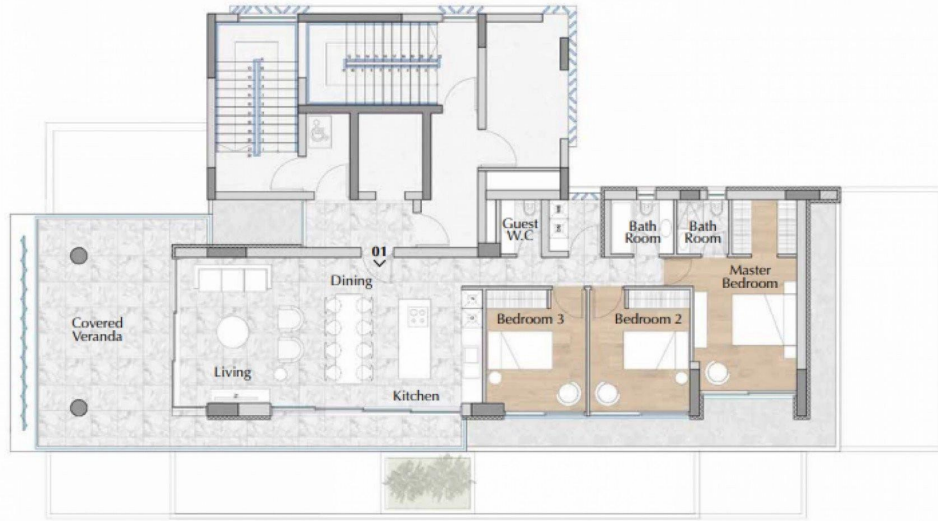
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Price change history

€1 197 000 on Jul 14, 2023
 €1 650 000 on Nov 18, 2025





Each apartment blends elegant functional design, high-end interiors, and an ambient lighting that feel both timeless and refined. Innovative use of texture and form produce a compelling visual aesthetic, with floor-to-ceiling glass doors and windows and large private balconies that bring the outside in to create a feeling of abundant space and airiness.



5th TO 8th
Typical Floor



Residence No.	501	601	701	801
Bedrooms	3+1	3+1	3+1	3+1
Parking Spaces	2	2	2	2
Store Room	1	1	1	1
Internal Area (m ²)	118	118	118	118
Covered Veranda (m ²)	48	48	48	48
Male's Quarters (m ²)	20	20	20	22
Common Covered Area (m ²)	67	67	67	67
Total Covered Area (m ²)	253	253	253	255
Uncovered Veranda (m ²)	-	-	-	-
Roof Garden (m ²)	-	-	-	-
Total Residence Area (m ²)	253	253	253	255