

## 6+ Bedroom House for Sale in Amathounta, Limassol District

Luxury 6 bedroom villa in prime location of Limassol.

Its about 410 m2 with 72m2 verandas and 35m2 terraces. It also features a 143m2 attic, a 266m2 basement and a 651m2 backyard with a swimming pool.

The outer yard is paved with cobblestones and has a swimming pool (approx. 32 m2), covered parking and a well.

The plot is well-groomed, attractively landscaped with adult plants (palm trees) and fenced all around. The driveway is surfaced with asphalt.

Built in: 2005.

The ground floor, 210 m2: a lobby, an open concept living room with a seating area, a dining room with fireplace, a kitchen with a seating area, and a cloakroom for guests.

The 1st floor, 21...

### Property Info

Covered Area	<b>410</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>651</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>38480</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>5+</b>

### Amenities

- Storage room

### Location

**Location:** Amathounta Region: **Limassol**

## Price: €3 350 000 + VAT

VAT for this property is **€464,915** or **€636,500**. 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>~€130 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 171.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€2 275 000 on May 23, 2024  
 €3 200 000 on Aug 30, 2024  
 €3 350 000 on Mar 28, 2025











