

## 3 Bedroom Apartment for Sale in Amathounta, Limassol District

A modern luxury residence in Amathunda, Limassol, within walking distance to the beach (300m). This 3-bedroom apartment offers panoramic sea views from the living room and two bedrooms. Designed with premium Italian furniture and high-end finishes, it features heat pump underfloor heating and a VRV air-conditioning system for year-round comfort. The complex includes underground parking, a pool, gym, sauna, and a well-equipped children's playground.

Located in a gated community for privacy and security, this residence is surrounded by significant archaeological sites, offering a unique blend of history and modern living. The development is close to restaurants...

Property Info		Plot / Area	a Info	Additional info	
Covered Area	140 Furnished			Reference Number	56407
				Property type	Apartment
Furnishing		Pool	Private, Yes	Condition	Pre-Owned
Heating	Yes				
Air Conditioning	Yes			Construction Year	2020
				Bathrooms	2

Amenities Location

• Storage room Location: Amathounta Region: Limassol



Price: €1 300 000 + VAT

VAT for this property is **€65,000** or **€247,000**. 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	~€48 600.00		None
		Price per SOM	€9 286.00/m²	Common expenses	None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com	
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## **Price change history**

€1 300 000 on Feb 9, 2025

















