

## 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

Covered Area	<b>140</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Pool	<b>Private, Yes</b>
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### Additional info

Reference Number	<b>56407</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2020</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

**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	<b>Excluded</b>	Title transfer fee	<b>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 286.00/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>
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## Price change history

€1 300 000 on Feb 9, 2025









