

## 3 Bedroom House for Sale in Limassol District

Spacious House for Sale in a Gated Community Near Amara Hotel

A beautiful home in a cozy, secure complex, just a 5 minute walk from the sea, located opposite the Amara Hotel. This property is perfect for comfortable family living, offering privacy, security, and convenience.

Complex Features:

- Gated community with security
- Spacious swimming pools
- Children's playground
- Sauna and gym
- Well-maintained green areas for relaxation and walks

House Specifications:

- Total area: 180 m<sup>2</sup> (excluding two large terraces)
- Plot size: 400 m<sup>2</sup>
- Price: €1,490,000

Ground Floor:

- L...

**Property Info**

**Plot / Area Info**

**Additional info**

Covered Area **180**

Energy Efficiency **C**

Air Conditioning **All rooms, Yes**

Plot area **400**

Reference Number

**234973**

Property type

**House**

Condition

**Pre-Owned**

Construction Year

**2012**

Bathrooms

**3**

**Amenities****Location**

Region: **Limassol**

## Price: €1 450 000 + VAT

VAT for this property is **€106,333** or **€275,500**. 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 Price per SQM	<b>~€54 600.00</b> <b>€8 056.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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## Price change history

€1 490 000 on Feb 15, 2025

€1 450 000 on Aug 21, 2025





