

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 m² (excluding two large terraces)
- Plot size: 400 m²
- Price: €1,490,000

Ground Floor:

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Property Info	Plot / Area Info	Additional info
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Covered Area	180	
Energy Efficiency	C	Plot area 400
Air Conditioning	All rooms, Yes	

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	Excluded	Title transfer fee	~€54 600.00	Common expenses	None
		Price per SQM	€8 056.00/m²		

Representative: MySpace

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Price change history

€1 490 000 on Feb 15, 2025

€1 450 000 on Aug 21, 2025





