

## 2 Bedroom Apartment for Sale in Amathounta, Pyrgos Sea Front, Limassol District

The first line, fully renovated to the highest standard 2-bedroom ground floor apartment, is located in the most impressive gated complex near the beach- The Residence complex is now available for rent. The complex has security 24/7, a large swimming pool, a gym area, private access to the beach, and beautiful, well-maintained mature gardens. The apartment is located 100 meters from the Mediterranean Sea. The covered area is 102sq.m, covered veranda is 16sq.m and plot 185sq.m. The property is fully furnished and equipped with electrical appliances. It has 2 bathrooms (showers), 2 spacious bedrooms with built-in wardrobes, a living room and dining areas, a laundry room, an open-plan kitche... X

### Property Info

Covered Area	<b>118</b>
Covered Veranda	<b>16</b>
Floor Number	<b>0</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>1894</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

- Air Conditioning
- BBQ zone
- Garden
- Guest WC
- Gym
- Heating
- Parking
- Pool

### Location

**Location:** Amathounta, Pyrgos Sea Front **Region:** Limassol  
**Coordinates:** **34.71196 / 33.16956**

## Price: €2 000 000 + VAT

VAT for this property is **€100,000** or **€380,000**. 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>~€76 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€16 949.00/m<sup>2</sup></b>		

## Price change history

€2 000 000 on Apr 8, 2025











