

for Sale in Limassol District

For sale is an off-plan semi-detached villa offering contemporary living in the sought-after area of Amathus. This home features a well-designed internal space of 104 m2, providing two comfortable bedrooms and two modern bathrooms. The thoughtful layout ensures both functionality and style, making it ideal for couples or small families.



The property enjoys lovely sea views, allowing you to take in the calming scenery every day. Residents have access to a communal swimming pool, perfect for relaxing or socializing on warm days. The villa is conveniently close to a range of amenities, including shops, cafes, and essential services, ensuring daily needs are met with ease.

Amath...

Property Info		Plot / Area Info		Additional info	
Covered Area	104	Plot area	140	Reference Number	13486
		Pool	Yes	Property type	
		Parking	Uncovered, Yes	Condition	Brand New
				Bathrooms	2
				View	Sea view
Amenities		Location			
• Guest WC		Region: Limassol			
		Coordinates: 34.716048982057 / 33.172207324067			

## Price: €725 000 + VAT

VAT for this property is **€36,250** or **€137,750**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 971.00/m<sup>2</sup></b>		

## Representative: Purple International Real Estate

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## Price change history

€725 000 on May 21, 2025

€775 000 on Jul 9, 2025

€725 000 on Aug 8, 2025

