

3 Bedroom House for Sale in Limassol District

For sale is a beautiful detached villa in the prestigious Amathus area, offering 331 m^2 of internal living space on a large plot within a secure gated complex. This well-maintained resale property, built in 2007, features three spacious bedrooms and three modern bathrooms, ideal for comfortable family living.



The villa boasts a stylish open-plan living area, a fully equipped kitchen, and a versatile basement space. Step outside to enjoy your private swimming pool, relax in the Jacuzzi, or make use of your own gym. The property provides stunning sea views from multiple rooms and direct access to the seafront, creating a peaceful and exclusive atmosphere.

Amathus is known for...

Property Info		Plot / Area Info		Additional info	
	331 All rooms, Yes			Reference Number	20291
Covered Area Air Conditioning		Plot area	656	Property type	House
		Pool	Yes	Condition	Pre-Owned
		Parking	Covered, Yes	Bathrooms	3
				View	Sea view

Amenities Location

Region: **Limassol**

Coordinates: 34.709061306334 / 33.130650256563

• Gym



Price: €5 500 000 + VAT

VAT for this property is **€696,057** or **€1,045,000**. 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 Excluded

Title transfer fee ~€216 600.00

Price per SQM €16 616.00/m²

Common expenses None

Representative: Purple International Real Estate

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Price change history

€5 500 000 on Aug 12, 2025

























