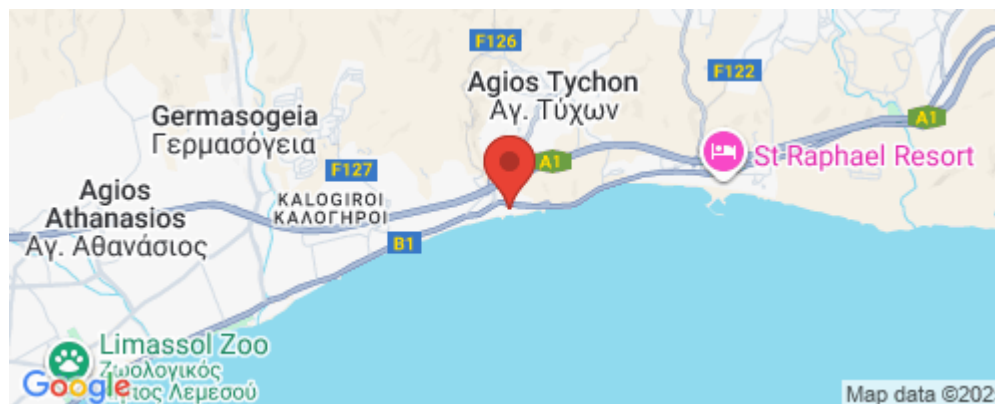


3 Bedroom House for Sale in Limassol District

For sale is a beautiful detached villa in the prestigious Amathus area, offering 331 m² 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	
Covered Area	331	Plot area	656	Reference Number	20291
Air Conditioning	All rooms, Yes	Pool	Yes	Property type	House
		Parking	Covered, Yes	Condition	Pre-Owned
				Bathrooms	3
				View	Sea view
Amenities		Location			
• Gym		Region: Limassol			
		Coordinates: 34.709061306334 / 33.130650256563			

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	Common expenses	None
		Price per SQM	€16 616.00/m²		

Representative: Purple International Real Estate

Registration number	1052	Email	info@purpleinternational.eu
License number	512/E	Legal name	A.A. Purple Real Estate Ltd
Phone: +35723811058			

Price change history

€5 500 000 on Aug 12, 2025





