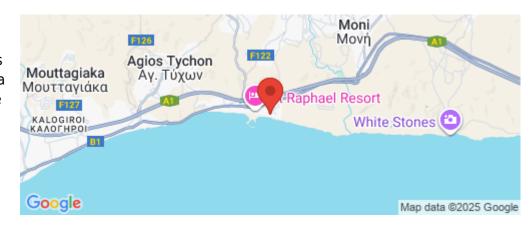


## 3 Bedroom House for Sale in Amathounta, Pyrgos Sea Front, Limassol District

This resale villa is located on the seafront in the eastern part of Limassol, close to the hotels, and has private access to the beach. The property consists of three floors: three spacious bedrooms with en-suite bathrooms (master bedroom with dressing room, Jacuzzi, and shower). There is also a kitchen, living room, veranda, and basement with a sauna, gym, massage table, and solarium. Outside there is a small garden, a swimming pool (15×4 meters) with a Jacuzzi, shower, barbecue, and a bar. Two parking spaces are available. Every room has a beautiful view of the Mediterranean Sea. The villa was built in 2007.



Property Info		Plot / Area Info	
Covered Area	331		
Floor Number	1	Plot area	656
Total Number of Floors	1		

Additional info	
Reference Number	A0116-1
Property type	House
Condition	Pre-Owned
Bathrooms	1

Amenities Location

Location: Amathounta, Pyrgos Sea Front Region: Limassol

Coordinates: **34.71205** / **33.1725** 



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: Cyprus Developers Alliance (CDA Group)

Registration number

**Registration number 591** 

Email

sales@cyprus-alliance.com

License number

License 118/E

Legal name

**Cyprus Developers Alliance (CDA Group)** 

Phone: +35725314237, +35797977765

## **Price change history**

€5 500 000 on Aug 26, 2025

















