

## 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

Covered Area	<b>331</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area	<b>656</b>
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### Additional info

Reference Number	<b>A0116-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€216 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€16 616.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
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## Price change history

€5 500 000 on Aug 26, 2025



