

## 2 Bedroom Apartment for Sale in Amathounta, Pyrgos Sea Front, Limassol District

This luxurious apartment offers stunning views over the eastern part of Limassol's Bay and to the south over the unique St Raphael Marina and private hotel gardens. The apartment boasts a beautiful covered veranda to enjoy at any time of the day. The stunning grey marble is complemented by an open-plan Italian kitchen, equipped with all your needs, and there is a large L-shaped sofa for ultimate movie nights. The exceptionally large master bedroom has a seating area and, most importantly, huge windows to enjoy the unrivaled views of the five-star resort's pool area, gardens, and sea. There is a second comfortable double bedroom. The main features of the apartment: VRV air-condi... 

### Property Info

### Plot / Area Info

### Additional info

Covered Area **120**  
 Floor Number **1**  
 Total Number of Floors **1**

Reference Number **A0255-E1**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **1**

### Amenities

### Location

**Location:** Amathounta, Pyrgos Sea Front Region: **Limassol**  
 Coordinates: **34.7131 / 33.16746**

**Price: €1 750 000 + VAT**

VAT for this property is **€87,500** or **€332,500**. 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>~€66 600.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€14 583.00/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> |
| Phone: <b>+35725059360, +35797544416</b> |                                |            |   |

**Price change history**

€1 750 000 on Aug 26, 2025





