

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

This fully furnished 5-bedroom villa is just a 3-minute walk from the sea, situated in the prestigious coastal area near the 5-star Parklane Hotel in Limassol. Located within a gated complex equipped with 24/7 security cameras, the villa ensures privacy and peace of mind. The nearby beach features one of Limassol's top watersport facilities, offering a variety of activities for residents to enjoy. Renovated in 2019, the villa is in impeccable condition and includes a private swimming pool, covered parking, central heating, a BBQ area, a laundry room, a storage room, a steam fireplace, and a wine fridge. Nestled in a quiet area free from construction and noise, the property offers a t...



### Property Info

Covered Area	<b>214</b>
Covered Veranda	<b>18</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **453**

### Additional info

Reference Number	<b>A0350-1</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: **34.71403 / 33.17272**

## Price: €2 900 000 + VAT

VAT for this property is **€266,421** or **€551,000**. 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>~€112 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€13 551.00/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

€2 900 000 on Aug 26, 2025





