



## For Sale, House, Mansion/Villa, Limassol, Pyrgos Tourist Area, 443m<sup>2</sup>, 800m<sup>2</sup>

5-BED VILLA FOR SALE, AMANTHUS AREA  
(adjacent to the St. Raphael Marina), LIMASSOL

For Sale : **€ 11,500,000**

### Description

Ultra-Luxury 5-Bedroom Beachfront Villa in Limassol – Pinnacle of Sophistication | G&P Lazarou Estate Agents

Nestled in the exclusive and serene Amathus area of Limassol, this exceptional beachfront villa delivers unmatched privacy, prestige and coastal elegance. Just 10 minutes from the main tourist zone, it is surrounded by world-class 5-star resorts.

Built in 2012 to the highest engineering and architectural standards, the 443 m<sup>2</sup> covered residence (total covered area 770 m<sup>2</sup>, including basement 271 m<sup>2</sup> + covered verandas 53 m<sup>2</sup>) unfolds over 3 levels on an 800 m<sup>2</sup> plot:

5 spacious bedrooms (master with en-suite & walk-in wardrobe + 3 additional en-suites)

6 bathrooms + guest WC

Grand open-plan living & dining area with fireplace

Fully equipped kitchen + mini kitchen

Cigar lounge, gym, laundry room, maid's room, boiler room, server room, storage room

Elevator & internal staircase

Smart Home system, underfloor heating, VRV air-conditioning, CCTV & security alarm

Suspended ceilings with LED lighting

Infinity swimming pool, landscaped garden, BBQ area, outdoor shower, bar

Covered parking for 2 vehicles

Perfect for discerning buyers seeking a legacy residence or elite investment in Limassol's most coveted beachfront enclave.

Contact G&P Lazarou Estate Agents at [www.gplazarou.com](http://www.gplazarou.com)

### Details

Property Type: **House**

Status: **Available**

[Website](#)

### Main Features

Property Subtype: **Mansion/Villa**

Bedrooms: **5**

Furnished: **Fully Furnished**

Construction Stage: **Resale**

Bathrooms: **6**

Covered Parking: **2**

Construction Year: **2012**

Kitchen Type: **Open Plan**

### Area

Covered Verandas: **53m<sup>2</sup>**

Plot Area: **800m<sup>2</sup>**

Covered Area: **443m<sup>2</sup>**

Total Area: **770m<sup>2</sup>**

Uncovered Area: **3m<sup>2</sup>**

### Energy & Heating

Heating Medium: **Underfloor Heating**

Energy Efficiency Grade: **A+**

### Further Details

Secure Door, Separate Laundry Room, Maids Room, Elevator, Fireplace, Storage Space, Smart Home, Server Room, Water, Electricity, Air Condition





## Gallery





















