



Reference 15434

Luxury 5-Bedroom Villa in Amathus, Limassol

€6,500,000

Agios Tychonas, Limassol

5 Bedrooms

6 Bathrooms

520 m² Covered

Description

Set in the exclusive Amathus area, this impressive villa enjoys a prime location in one of Limassol's finest coastal neighborhoods. Award-winning beaches, luxury hotels and fine dining are just steps away. The property combines classic architectural beauty with modern comfort and advanced technology.

Property Specifications:

- 5 bedrooms
- 5 W/C
- Internal area: 520 m²
- Plot size: 800 m²
- Layout: 3 bedrooms on the upper level + 2 additional bedrooms in the basement

Premium Features & Technology:

- Full VRV climate control

Plot	800 m ²
Parking spaces	2
Energy efficiency rating	B
Year of construction	2018
Status	Resale



- Underfloor heating throughout
- Smart home automation system
- Alarm system + CCTV
- Private elevator connecting all floors
- Stylish feature fireplace in the main living area

Wellness & Leisure Facilities:

- Heated swimming pool with swim-jet system and fiber-optic ambient lighting
- Two jacuzzi areas
- Private sauna
- Steam room
- Multiple outdoor entertaining and relaxation spaces

Views & Location:

- Unobstructed panoramic views of the Mediterranean Sea
- Prime position steps away from the renowned Amara Hotel
- Quiet, upscale residential neighborhood with excellent access to the highway and city amenities



Facilities

- ✓ Aircondition · Central system
 - ✓ Heating · Underfloor
 - ✓ Parking · Covered
 - ✓ Pool · Private
 - ✓ Elevator
 - ✓ Storage
 - ✓ Pergola
 - ✓ Landscaped garden
 - ✓ Maid's room
 - ✓ Outdoor shower
 - ✓ Solar water heater
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Features

- ✓ Guest WC
 - ✓ Quiet area
 - ✓ Barbeque
 - ✓ CCTV
 - ✓ En suite shower
 - ✓ Luxury specifications
 - ✓ Modern design
 - ✓ Panoramic view
 - ✓ Sea view
 - ✓ Walking distance to beach
 - ✓ Office
 - ✓ Jacuzzi
 - ✓ Kitchen appliances
 - ✓ Alarm system
 - ✓ Double glazing
 - ✓ Garden
 - ✓ Bright
 - ✓ Balcony
 - ✓ Fitted wardrobes
 - ✓ Elevated
 - ✓ Spacious rooms
 - ✓ Easy access to main roads
 - ✓ Easy access to highway
 - ✓ Smart home automation
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Gallery









