


3 Bedroom House for Sale in Limassol - Agios Athanasios

Nestled in an idyllic location with stunning views of the glistening Mediterranean Sea, this exclusive collection of luxury villas offers an unparalleled living experience. Designed for those who seek both tranquility and proximity to vibrant city life, each villa is a masterpiece of modern architecture, blending seamlessly with its natural surroundings. 

Plot Size: 402 sqm
 Total Covered Area: 402 sqm
 Basement: 133 sqm
 Ground Floor: 101 sqm (Covered Area)
 Covered Verandas: 54 sqm
 Uncovered Verandas: 60 sqm
 First Floor: 92 sqm (Internal Covered Area)
 Covered Parking: 22 sqm
 Features & Amenities:

Distinctive Design: Each villa...

Property Info

| | |
|------------------|--------------------------------|
| Covered Area | 402 |
| Furnishing | Unfurnished |
| Heating | Underfloor Heating, Yes |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|-----------|---------------------|
| Plot area | 455 |
| Pool | Yes |
| Parking | Covered, Yes |

Additional info

| | |
|------------------|------------------|
| Reference Number | 17616 |
| Property type | House |
| Condition | Brand New |
| Bathrooms | 3 |

Amenities

- Guest WC

Location

Location: Limassol - Agios Athanasios
 Coordinates: **34.719940796479 / 33.051019126984**

Region: **Limassol**

Price: €1 950 000 + VAT

VAT for this property is **€268,634** or **€370,500**. 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €4 851.00/m² | | |

Representative: FOX

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|---------------------|---|------------|--|
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Price change history

€1 610 000 on Dec 24, 2023
€1 700 000 on Feb 5, 2024
€1 950 000 on Nov 18, 2025



