

## 3 Bedroom House for Sale in Limassol - Agios Athanasios

Panoramic Views & Elevated Lifestyle – Villa in a Gated Hilltop Community



Nestled within an exclusive gated enclave just 3 km from the city, this villa represents the pinnacle of modern Mediterranean living. Designed for those who value space, privacy, and panoramic views, it offers a lifestyle that blends urban convenience with natural serenity.

### Design & Setting

Positioned on an elevated hillside, the villa captures sweeping views of the Mediterranean Sea and the city skyline. The architecture emphasizes clean lines, open-plan layouts, and a seamless indoor-outdoor flow. Expansive floor-to-ceiling windows and wide verandas invite natural light into every corner...

### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>211</b> |
| Covered Veranda   | <b>65</b>  |
| Uncovered Veranda | <b>49</b>  |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>406</b>          |
| Pool      | <b>Common, Yes</b>  |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>6757</b>               |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2027</b>               |
| Bathrooms         | <b>3</b>                  |

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.724066209575 / 33.074786618694**

## Price: €920 000 + VAT

VAT for this property is **€83,236** or **€174,800**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 360.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€795 000 on Feb 7, 2024  
 €830 000 on May 27, 2024  
 €880 000 on Sep 10, 2024  
 €905 000 on May 27, 2025  
 €920 000 on Feb 6, 2026







