

## 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		Plot / Area Info		Additional info	
Covered Area	<b>211</b>	Plot area	<b>406</b>	Reference Number	<b>6757</b>
Covered Veranda	<b>65</b>	Pool	<b>Common, Yes</b>	Property type	<b>House</b>
Uncovered Veranda	<b>49</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>			Construction Year	<b>2027</b>
				Bathrooms	<b>3</b>

Amenities	Location	Region:
• Parking	<b>Location:</b> Limassol - Agios Athanasios Coordinates: <b>34.724066209575 / 33.074786618694</b>	<b>Limassol</b>

## 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 Price per SQM	<b>None</b> <b>€4 360.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## 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







