

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	211	Plot area	406	Reference Number	6757
Covered Veranda	65	Pool	Common, Yes	Property type	House
Uncovered Veranda	49	Parking	Covered, Yes	Condition	Under Construction
Energy Efficiency	A			Construction Year	2027
				Bathrooms	3
Amenities		Location			
• Parking		Location: Limassol - Agios Athanasios		Region: Limassol	
		Coordinates: 34.724066209575 / 33.074786618694			

## Price: €905 000 + VAT

VAT for this property is **€81,879** or **€171,950**. 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>€4 289.00/m²</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>
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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

