

## 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 corne...

### 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: €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











