

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

Reference ID: #SA24549 Price details: €595,000 +VAT Project is a beautiful gated community development of 25 houses that redefines urban living.  Resting in a premium location in Agios Athanasios, one of the most upscale areas in Limassol, project is a residential retreat characterized by a cutting-edge masterplan and sublime architecture. Benefiting from high-end common facilities and the suburb's residential charm, this development is a perfect match for those aspiring to live effortlessly in a tranquil but exciting community. Covered area: 136 m2 Covered veranda: 21 m2 Plot size: 255 sq.m. Roof Garden: 66 m2 Completion Date: DEC 2025 PLUS V.A.T

#### Property Info

Covered Area **157**  
 Total Number of Floors **2**  
 Furnishing **Unfurnished**  
 Energy Efficiency **N/A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **255**  
 Parking **No**

#### Additional info

Reference Number **SA24549**  
 Property type **House**  
 Condition **Under Construction**  
 Construction Year **2025**  
 Bathrooms **3**

#### Amenities

- Storage room

#### Location

**Location:** Limassol - Agios Athanasios  
 Coordinates: **34.719257570981 / 33.046234429485**

Region: **Limassol**

## Price: €595 000 + VAT

VAT for this property is **€33,464** or **€113,050**. 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>€3 790.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                            |              |            |                                |
|----------------------------|--------------|------------|--------------------------------|
| Registration number        | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number             | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

## Price change history

€506 625 on Mar 29, 2024

€650 000 on Dec 19, 2024

€595 000 on Jun 18, 2025



