

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

Reference ID: #SA34849 Price details: €440,000 Ground floor house (in the northern part of the field) in a quiet and beautiful neighborhood, in Agios Athanasios municipality, of Limassol district. The property it is located approximately 900 meters northeast of Mesa Geitonia roundabout and approximately 750 meters southwest from Agios Athanasios B' Primary School. The property is ideally located close to a plethora of services and amenities and has excellent access to the motorway. The location of the property is considered excellent and it has increased demand for residential properties due to its attractiveness and accessibility. It is a ground floor house that was built around the y...

#### Property Info

Covered Area **185**  
 Furnishing **Unfurnished**  
 Energy Efficiency **N/A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **797**  
 Parking **No**

#### Additional info

Reference Number **SA34849**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **1**

#### Amenities

- Garden

#### Location

**Location:** Limassol - Agios Athanasios  
 Coordinates: **34.713064579034 / 33.051783501609**

Region: **Limassol**

## Price: €440 000 + VAT

VAT for this property is **€33,654** or **€83,600**. 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>~€14 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 378.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
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## Price change history

€370 000 on Aug 8, 2024  
 €440 000 on May 22, 2025



