

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

For sale: A modern detached house, key ready and located in the desirable area of Agios Athanasios. With 115.05 m<sup>2</sup> of internal space, this thoughtfully designed home features three bedrooms and three bathrooms. The open-plan layout and large windows provide a bright and comfortable living environment, perfect for family life or entertaining guests.



Each area of the house is finished to a high standard, combining style and practicality. The property achieves energy efficiency rating A, ensuring lower utility costs and a reduced environmental footprint. The modern construction and contemporary materials are both durable and attractive, promising comfort for years to come.

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#### Property Info

Covered Area **115**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **175**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **SR21004**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

#### Amenities

- Guest WC

#### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
 Coordinates: **34.718757395148 / 33.050860345913**

## Price: €560 000 + VAT

VAT for this property is **€28,000** or **€106,400**. 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>€4 870.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€506 625 on Sep 7, 2024  
 €609 710 on Oct 16, 2024  
 €650 000 on Dec 5, 2024  
 €595 000 on May 20, 2025  
 €520 000 on Nov 21, 2025  
 €560 000 on May 11, 2026



