

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

A new residential development defined through affordable elegance, suburban rhythm and an island-inspired architecture. A real estate project for those aspiring to live in one of the most cosmopolitan cities in the Mediterranean but at the same time enjoy a more relaxed, authentic and real taste of Limassol's vibes.

A beautiful gated community development of 22 houses that redefines urban living. Resting in a premium location in Agios Athanasios, one of the most upscale areas in Limassol.

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 tranq...



#### Property Info

Covered Area	<b>136</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>255</b>
Parking	<b>Uncovered, Yes</b>

#### Additional info

Reference Number	<b>27557</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

#### Amenities

- Guest WC

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.709053 / 33.050797**

**Price: €595 000 + VAT**

VAT for this property is **€29,750** 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>€4 375.00/m<sup>2</sup></b>		

**Representative: FOX**

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

**Price change history**

€650 000 on Dec 5, 2024  
€595 000 on Nov 18, 2025





