

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

Reference ID: #SA36207 Price details: €500,000 +VAT Located in Agios Athanasios, just 2km from Limassol's best beaches and tourist area. Close to Foley's School (4 min), Jumbo & Sklavenitis (3 min), and with easy highway access to Paphos & Larnaca airports. Villa Features: Total Area: 189.5m<sup>2</sup> (153m<sup>2</sup> interior + 8m<sup>2</sup> covered veranda + 28.5m<sup>2</sup> roof garden) Plot: 192m<sup>2</sup> 3 Bedrooms | 2 Living Rooms | 4 Bathrooms Private Covered Parking Open-Air Garden & Roof Garden with BBQ Area Enjoy stunning Mediterranean Sea views in a peaceful yet convenient location



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**198**

Plot area

**192**

Reference Number

**SA36207**

Property type

**House**

Condition

**Brand New**

Construction Year

**2025**

Bathrooms

**3**

### Amenities

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.70917902927 / 33.063011139583**

## Price: €500 000 + VAT

VAT for this property is **€41,970** or **€95,000**. 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>€2 525.00/m<sup>2</sup></b>		

## Representative: Smart Assets

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## Price change history

€456 000 on Mar 16, 2025

€490 000 on May 17, 2025

€500 000 on May 21, 2025





