

3 Bedroom House for Sale in Limassol - Agios Athanasios

Reference ID: #SA36207Price details: €500,000 +VATLocated 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: 189.5m² (153m² interior + 8m² covered veranda + 28.5m² roof garden)Plot: 192m²3 Bedrooms | 2 Living Rooms | 4 BathroomsPrivate Covered ParkingOpen-Air Garden & Roof Garden with BBQ AreaEnjoy stunning Mediterranean Sea views in a peaceful yet convenient location

| Property Info | | Plot / Area Info | | Additional info | |
|---------------|-----|------------------|-----|-------------------|-----------|
| | | | | Reference Number | SA36207 |
| | | | | Property type | House |
| Covered Area | 198 | Plot area | 192 | Condition | Brand New |
| | | | | Construction Year | 2025 |
| | | | | Bathrooms | 3 |

| Amenities | Location | |
|-----------|--------------|----------------------------------|
| | Location: | Limassol - Agios Athanasios |
| | Coordinates: | 34.70917902927 / 33.063011139583 |
| | | Region: Limassol |

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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €2 525.00/m² | | |

Representative: Smart Assets

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

Price change history

€456 000 on Mar 16, 2025

€490 000 on May 17, 2025

€500 000 on May 21, 2025





