

3 Bedroom House for Sale in Limassol - Agios Athanasios

LX-OMJ Sea View Villa is located in the administrative district of Agios Athanasios in Limassol, just 2 km from Limassol's best beaches and tourist area. It is equipped with commercial infrastructure, educational facilities and leisure and entertainment venues. Foley's school, Limassol's second largest international school, is only a 4-minute drive away. The project is close to the roundabout highway, with direct access to Paphos and Larnaca International Airport. There are Jumbo and Sklavenitis, a large lifestyle supermarket within 3 minutes' drive. Grouped by four independent villas, each household faces the Mediterranean Sea.

Villa information Independent Villa, Op...

Property Info		Plot / Area Info		Additional info	
Covered Area Covered Veranda Energy Efficiency Air Conditioning	189 8 A All rooms, Yes	Plot area Parking	192 Covered, Yes	Reference Number Property type Condition Construction Year Bathrooms	235907 House Brand New 2023 3

Amenities Location

• Parking Location: Limassol - Agios Athanasios Region: Limassol



Price: €449 000 + VAT

VAT for this property is €35,421 or €85,310. 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	Excluded	Title transfer fee	None	Common ovnoncos	None
		Price per SOM	€2 376.00/m ²	Common expenses	None

Representative: MySpace

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Price change history

€456 000 on Mar 18, 2025 €465 000 on May 23, 2025 €488 000 on May 29, 2025 €449 000 on Oct 21, 2025













