

### 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

Covered Area	<b>189</b>
Covered Veranda	<b>8</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>192</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>235907</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2023</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**

## Price: €488 000 + VAT

VAT for this property is **€38,498** or **€92,720**. 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>€2 582.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

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





