


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

Welcome to a stunning villa located in the desirable area of Agios Athanasios. This beautiful home, offering an impressive 222 m2 of internal space,  is currently under construction and is set to be completed in 2027.

This modern villa features three spacious bedrooms and three well-appointed bathrooms, designed to provide comfort and convenience. The property also includes a sophisticated basement, ideal for storage or additional living space. With a large plot, you will enjoy ample outdoor space, complete with a private swimming pool, perfect for relaxing and entertaining.

Agios Athanasios is known for its serene environment, picturesque views, and proximity to local ameni...

### Property Info

Covered Area	<b>222</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>550</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>25684</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.72762095335 / 33.064068400357**

Region: **Limassol**

## Price: €1 950 000 + VAT

VAT for this property is **€186,041** or **€370,500**. 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>€8 784.00/m²</b>		

## Representative: Kazo Real Estate

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## Price change history

€2 100 000 on Mar 22, 2025  
 €1 950 000 on May 20, 2025

