

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

For sale is a stunning villa currently under construction, set to be completed in 2027. This modern home offers 193 square meters of internal space, featuring three spacious bedrooms and three stylish bathrooms. Each room is designed with comfort and style in mind, providing a perfect balance for family living. ✖

Located in the desirable area of Agios Athanasios, this villa is in a sought-after neighborhood praised for its serene environment and proximity to essential amenities. Residents enjoy easy access to local shops, schools, and parks, making it an ideal location for families and professionals alike.

The villa showcases energy efficiency with an impressive rating of A, e...

#### Property Info

Covered Area	<b>193</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>484</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>25685</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

#### Amenities

- Elevator

#### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.727453416818 / 33.064207875226**

Region: **Limassol**

## Price: €1 725 000 + VAT

VAT for this property is **€140,056** or **€327,750**. 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>€8 938.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone:	<b>+35770003020, +35725346402</b>		

## Price change history

€1 725 000 on Mar 22, 2025

€1 700 000 on Jun 6, 2025

€1 725 000 on Oct 21, 2025

