

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

A 4-bedroom villa currently under construction within a secure, gated community of 25 private residences in Agios Athanasios, Limassol. This exclusive development stands out for its contemporary architectural design, thoughtful layout, and top-notch communal facilities. The homes are built with high-quality materials, featuring ceramic tiles in the living areas, laminate flooring in the bedrooms, and premium ceramic finishes in the bathrooms and toilets. Each villa includes double-glazed aluminum windows, solid entrance doors, provisions for split air conditioning in all rooms, and European-brand plumbing fixtures. Kitchens are fitted with stylish European cabinets and artificial granite ...



### Property Info

Covered Area **136**  
Energy Efficiency **A**

### Plot / Area Info

Plot area **255**  
Parking **Yes**

### Additional info

Reference Number **1093276**  
Property type **House**  
Bathrooms **3**

### Amenities

#### Location

**Location:** Limassol - Agios Athanasios    Region: **Limassol**  
**Coordinates:** **34.7203833 / 33.0463891**

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 779.00/m<sup>2</sup></b>		

## Representative: Century 21

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
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## Price change history

€650 000 on Mar 23, 2025





