

3 Bedroom House for Sale in Limassol - Agios Athanasios

Modern Villa with Panoramic Sea Views in Agios Athanasios.

Experience elevated living in this exquisite 3-bedroom, 3-bathroom villa nestled in the prestigious area of Agios Athanasios, Limassol. Built in 2021 and boasting an Energy Efficiency rating of A, this modern resale property offers a unique blend of luxury, comfort, and serenity.

Set on a 366 m² plot with 190 m² of internal space, the villa enjoys breathtaking panoramic views over Limassol and the Mediterranean Sea—giving you the feeling of floating above the city. Whether it's sunrise or sunset, the scenery is nothing short of mesmerizing.

Key features

Spacious open-plan living

Modern ar...

Property Info

Covered Area	190
Furnishing	Furnished
Heating	Yes
Air Conditioning	Yes

Plot / Area Info

Plot area	366
Pool	Private, Yes

Additional info

Reference Number	58083
Property type	House
Condition	Pre-Owned
Construction Year	2021
Bathrooms	3

Amenities

- Garden

Location

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

Price: €1 390 000 + VAT

VAT for this property is **€110,468** or **€264,100**. 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	~€52 200.00	Common expenses	None
		Price per SQM	€7 316.00/m²		

Representative: 1st Class Homes

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Price change history

€1 390 000 on May 29, 2025





