

3 Bedroom House for Sale in Limassol - Agios Athanasios

For sale is a beautifully designed, detached villa currently under construction in Agios Athanasios. Offering a spacious internal area of 136.08 m2, this modern home features three comfortable bedrooms and three bathrooms, making it an ideal choice for families or those seeking extra space.



Located in the highly sought-after area of Agios Athanasios, residents will enjoy a blend of peace and convenience. This area is known for its well-developed infrastructure, easy access to the city, and charming residential neighborhoods. It is a popular choice for those who wish to live close to schools, shops, supermarkets, and all daily amenities, while still enjoying a quiet lifestyle.

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Property Info

Covered Area  
Air Conditioning

**136**  
**All rooms, Yes**

Plot / Area Info

Plot area  
Parking

**255**  
**Covered, Yes**

Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**12980**  
**House**  
**Brand New**  
**3**

Amenities

- Garden

Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.719719189563 / 33.046207557245**

Region: **Limassol**

## Price: €520 000 + VAT

VAT for this property is **€26,000** or **€98,800**. 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>€3 824.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€720 000 on Jun 3, 2025  
 €595 000 on Jun 24, 2025  
 €520 000 on Jul 24, 2025











