

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

A modern villa located in the Agios Athanasios area, Limassol. Just 2 km from Limassol's best beaches and tourist area.

### Key Features

Near Foley's school  
 Open-air garden  
 Roof-garden  
 BBQ area  
 Private covered parking  
 Open kitchen  
 2 Living rooms  
 Internal area 153 sq.m.  
 Covered veranda 8 sq.m.  
 Roof garden 28,5 sq.m. (15m<sup>2</sup>covered+13.5m<sup>2</sup>uncovered)

Ready in 1 month

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>176</b>	Plot area	<b>192</b>	Reference Number	<b>54099</b>
				Property type	<b>House</b>
				Condition	<b>Brand New</b>
				Construction Year	<b>2024</b>
				Bathrooms	<b>4</b>
Amenities		Location			
<ul style="list-style-type: none"> <li>• Roof Garden</li> </ul>		<b>Location:</b> Limassol - Agios Athanasios Region: <b>Limassol</b>			

## Price: €550 000 + VAT

VAT for this property is **€38,875** or **€104,500**. 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>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 125.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€550 000 on Jun 17, 2025



