

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

Modern two-storey villas (2-4 bedrooms) with sea views are offered for sale in a new residential complex located in the Agios Athanasios area of Limassol. The project covers an area of 8,270 m2, and the total built-up area is 4,045 m2. It consists of 9 2-bedroom houses and 26 3-bedroom houses. The complex has a communal swimming pool of 200 m2. with a recreation area of 587 m2., parking and a public green area. The complex is located next to two famous international schools Foleys School and Grammar School, large supermarkets, banks, restaurants and pharmacies. The beach is only 1.5 km away.

### Property Info

Covered Area	<b>220</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>160956</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

### Location

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

**Price: €755 000 + VAT**

VAT for this property is **€71,382** or **€143,450**. 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>€3 432.00/m<sup>2</sup></b>		

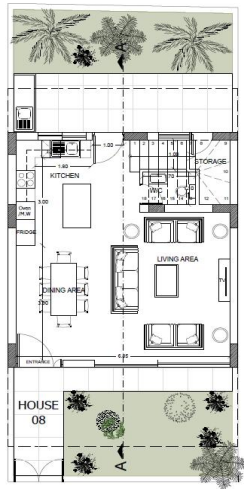
**Representative: DOM Real Estate**

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: +35796644888			

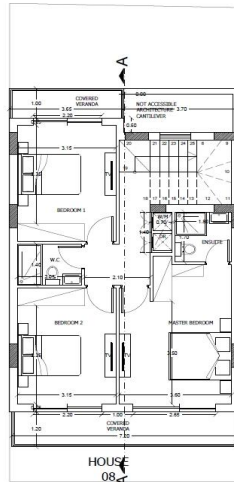
**Price change history**

€755 000 on Jun 17, 2025

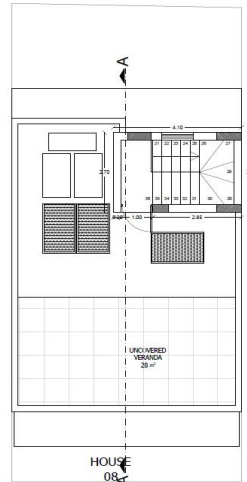




GROUND FLOOR



FIRST FLOOR



ROOF PLAN