

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

House for sale in a prestigious complex in Limassol, Agios Athanasios. Modern infrastructure, high quality materials, convenient location. Features of the house: an entrance door with an intercom, energy-saving windows are installed, the floor is covered with laminate and high-quality ceramic tiles, hidden air conditioners in each room, as well as there is preparation for a “warm floor”, there is a smart heating and cooling control system, a place to charge an electric car. Energy efficiency: there are solar panels, as well as thermal and sound insulation, which ensures almost zero energy consumption. The complex features: protected area, Club House, play and sports areas, cha...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>252</b>            |
| Furnishing        | <b>Unfurnished</b>    |
| Energy Efficiency | <b>N/A</b>            |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>161711</b>    |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

### Location

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

## Price: €1 390 000 + VAT

VAT for this property is **€148,267** 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 | <b>Excluded</b> | Title transfer fee | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 516.00/m²</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

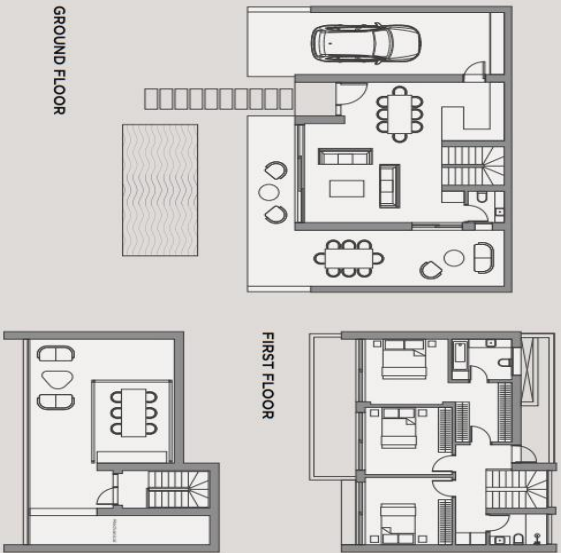
€1 390 000 on Jun 19, 2025





**3 Bedroom House  
Type A**

HOUSES:  
A1, A2, A3, A4, A5, A6, A7  
C1, C2, C3, C4, C5, C6, C7



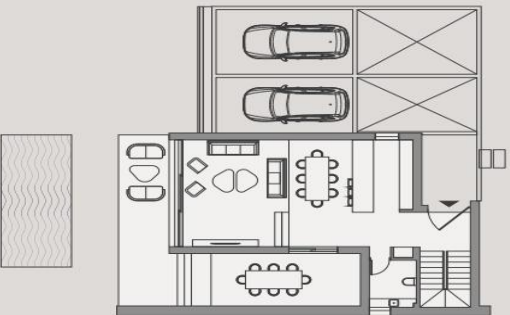
|                          |                       |
|--------------------------|-----------------------|
| Plot size                | 217-423m <sup>2</sup> |
| Internal area            | 144m <sup>2</sup>     |
| External covered areas   | 49-52m <sup>2</sup>   |
| External uncovered areas | 39-51m <sup>2</sup>   |
| Roof Garden              | 61m <sup>2</sup>      |
| Garden                   | 64-238m <sup>2</sup>  |
| Total Covered Area       | 207-210m <sup>2</sup> |
| Swimming pool            | Optional              |
| Bedrooms                 | 3                     |
| Bathrooms                | 3                     |

|                  |              |
|------------------|--------------|
| Living / Kitchen | 6.95 x 6.40m |
| Bedroom 1        | 3.30 x 5.85m |
| Bedroom 2        | 3.40 x 3.55m |
| Bedroom 3        | 3.40 x 3.55m |

The areas are indicative for this house type and may vary according to the plot.

**3 Bedroom Villa  
Type D**

VILLAS:  
D1, D2, D3



|                          |                       |
|--------------------------|-----------------------|
| Plot size                | 370-742m <sup>2</sup> |
| Internal area            | 191m <sup>2</sup>     |
| External covered areas   | 37m <sup>2</sup>      |
| External uncovered areas | 123m <sup>2</sup>     |
| Garden                   | 119-477m <sup>2</sup> |
| Total Covered Area       | 228m <sup>2</sup>     |
| Swimming pool            | Optional              |
| Bedrooms                 | 3                     |
| Bathrooms                | 3                     |

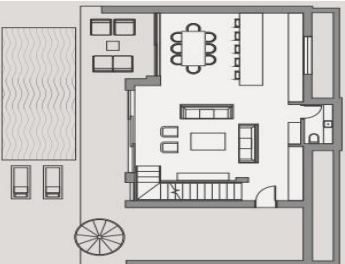
**FIRST FLOOR**



|                  |              |
|------------------|--------------|
| Living / Kitchen | 5.90 x 9.75m |
| Bedroom 1        | 3.05 x 6.30m |
| Bedroom 2        | 2.95 x 5.00m |
| Bedroom 3        | 2.95 x 5.00m |

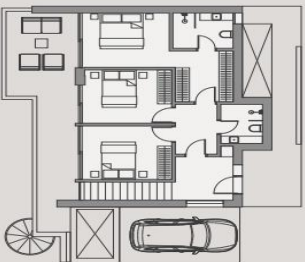
**3 Bedroom House  
Type B1**

HOUSES:  
B2, B4, B6, B8



|                          |                       |
|--------------------------|-----------------------|
| Plot size                | 249-271m <sup>2</sup> |
| Internal area            | 163m <sup>2</sup>     |
| External covered areas   | 33m <sup>2</sup>      |
| External uncovered areas | 62m <sup>2</sup>      |
| Garden                   | 82-105m <sup>2</sup>  |
| Total Covered Area       | 196m <sup>2</sup>     |
| Swimming pool            | Optional              |
| Bedrooms                 | 3                     |
| Bathrooms                | 3                     |

**FIRST FLOOR**



|                  |               |
|------------------|---------------|
| Living / Kitchen | 10.36 x 6.85m |
| Bedroom 1        | 3.00 x 5.90m  |
| Bedroom 2        | 2.95 x 3.65m  |
| Bedroom 3        | 2.95 x 3.65m  |

The areas are indicative for this house type and may vary according to the plot.