

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

Furnished 3+1 Bedroom Detached House for Sale – Agios Athanasios, Limassol

Offered directly by the owner, this well-maintained detached two-story house is located in one of Limassol's most prestigious residential areas, Agios Athanasios. Just minutes from Foley's School and the highway, the property enjoys a convenient, quiet location with excellent access to schools, shops, and city amenities.

Property Details:

- Plot Size: 354 m<sup>2</sup>
- Internal Covered Area: 160 m<sup>2</sup>
- Uncovered Verandas: 14 m<sup>2</sup>
- Year of Construction: 2010

Ground Floor Layout:

- Open-plan living, dining, and kitchen area
- Additional fully equipped...

### Property Info

Covered Area	<b>160</b>
Energy Efficiency	<b>B</b>

### Plot / Area Info

Plot area	<b>356</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>237510</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

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

## Price: €490 000 + VAT

VAT for this property is **€28,788** or **€93,100**. 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>~€16 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 063.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€465 000 on Jun 20, 2025

€490 000 on Jul 8, 2025











