

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

Welcome to a boutique residential development in the peaceful and upscale area of Ayios Athanasios. This elegant project combines contemporary architecture with thoughtful design, offering a high standard of living in one of Limassol's most desirable neighborhoods. 

The name of the project symbolizes grace, elegance, purity, and renewal—qualities that perfectly reflect its refined and serene character. Inspired by these ideals, the development aims to create a harmonious and comfortable living environment, blending style with substance.

Set in a quiet area rich with amenities, residents enjoy close proximity to supermarkets, shops, and essential services. The project is i...

### Property Info

Covered Area **183.2**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **306**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **30001**  
 Property type **House**  
 Condition **Brand New**

### Amenities

- Garden

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.709053 / 33.050797**

## Price: €850 000 + VAT

VAT for this property is **€63,959** or **€161,500**. 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> |
|     |                 | Price per SQM      | <b>€4 645.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

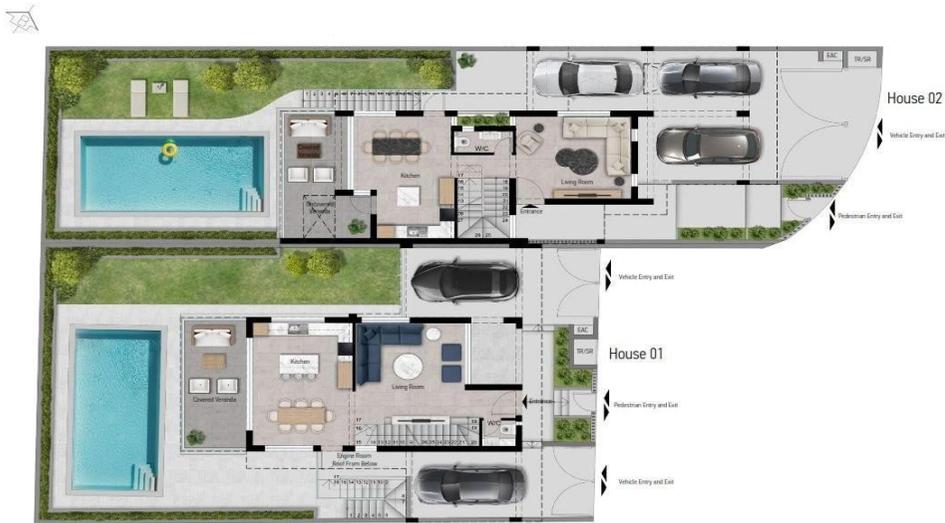
|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€850 000 on Jun 21, 2025







GROUND FLOOR FLOOR PLAN

**GROUND FLOOR**



FIRST FLOOR FLOOR PLAN

**1<sup>ST</sup> FLOOR**



ROOF GARDEN FLOOR PLAN

**ROOF GARDEN**