


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

Covering a total area of 21,200 square meters with a construction footprint exceeding 20,000 square meters, this premier residential project blends architectural elegance with the tranquility of nature. It features 11 uniquely designed villas, 9 exclusive townhouses, and 81 thoughtfully planned apartments, each offering a harmonious balance of comfort, privacy, and luxury. 

The development boasts two large infinity-edge swimming pools with sea view, a dedicated children’s pool and playground, a fully equipped gym, and an observation deck with panoramic views — all curated to elevate your daily living experience.

Each villa is individually designed, with a focus on privacy...

### Property Info

Covered Area **105**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **164**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **30037**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Gym

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
 Coordinates: **34.71347588 / 33.06872304**

## Price: €1 184 880 + VAT

VAT for this property is **€59,244** or **€225,127**. 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>€11 285.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€1 184 880 on Jun 21, 2025



