

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

Luxury 3 bedroom villa for sale in a superb location of Agios Athanasios, with stunning sea views, offering a serene living experience. The villa is carefully designed for maximum comfort, functionality, efficiency and appearance. The living spaces are designed as an open-plan space connected to large covered balconies and dedicated gardens covering most of the designated areas. With floor-to-ceiling windows to soak up the sea views, large pools, barbecue area, spacious bedrooms and large wardrobes. Designed according to the highest quality standards and rated as energy efficient Class A+ villas, using photovoltaic panels, insulation throughout, electric car chargers, energy-saving applia...

### Property Info

Covered Area	<b>172</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>162944</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

#### Location

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

## Price: €780 000 + VAT

VAT for this property is **€52,967** or **€148,200**. 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>€4 535.00/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

€780 000 on Jun 25, 2025





