

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

For sale: Spacious resale house offering 182 m<sup>2</sup> of internal living space in the sought-after area of Agios Athanasios. This home features three generous bedrooms and two modern bathrooms, providing comfort for families or professionals seeking extra space. The property is unfurnished, allowing you to design your perfect living environment.



Enjoy the benefit of underfloor heating, ensuring a warm and cozy atmosphere during the cooler months. Large windows throughout the home flood the living areas with natural light and provide panoramic views of the surrounding countryside, creating a sense of peace and openness.

Agios Athanasios is a well-established residential area known...

#### Property Info

Covered Area	<b>182</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>265</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>30088</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

#### Amenities

- Guest WC

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
**Coordinates:** **34.710845 / 33.052409**

## Price: €610 000 + VAT

VAT for this property is **€45,515** or **€115,900**. 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>~€21 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 352.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€750 000 on Jun 28, 2025  
 €610 000 on Nov 19, 2025





