

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

- 3 Bedrooms
- 2 WC
- Internal area: 160 m2
- Uncover veranda 14m2
- Plot area: 356 m2
- Parking Uncovered
- Furnishing: Fully Furnished
- Air conditioning: Full, all rooms



House consists on :

Ground floor: open plan kitchen dining living room, extra kitchen,storage room,guest wc,extra room for guest or office used, 2 big verandas,one with pergola.

First floor:3 bedrooms,family bathroom, laundry room, 2 covered verandas.

Double glazed windows with fly screens , provisions for heat or gas, fully air-conditioned, electrical appliances, lights photovoltaic system,solar system.

Timber construction wit...

### Property Info

Covered Area **160**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **356**

### Additional info

Reference Number **12451**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **1**

### Amenities

### Location

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

## Price: €489 000 + VAT

VAT for this property is **€28,729** or **€92,910**. 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>~€16 160.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 056.00/m²</b> |                 |             |

## Representative: Kadis Estates

|                     |             |            |                          |
|---------------------|-------------|------------|--------------------------|
| Registration number | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number      | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: +35722344842 |             |            |                          |

## Price change history

€489 000 on Jul 12, 2025













