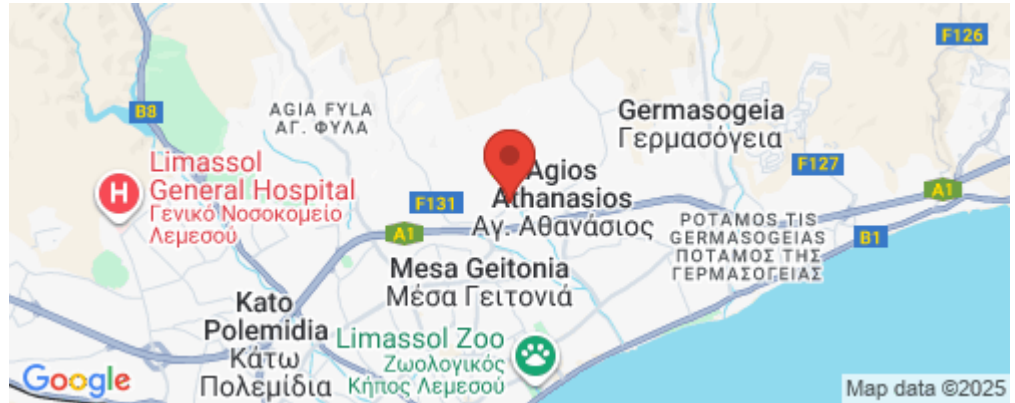


## 3 Bedroom House for Sale in Limassol - Agios Athanasios

- 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

Aug 20, 2025

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<https://index.cy/sale/7857106>

**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/m<sup>2</sup></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

