

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

A two-storey villa with three bedrooms with a private swimming pool, offering an internal area of 211.35 m<sup>2</sup>, is situated on a 466.55 m<sup>2</sup> plot. 

This residential complex is located in a high-quality community, surrounded by a quiet environment, far away from the hustle and bustle, while having convenient living facilities. It consists of eight elegant villas of distinctive appearance design.

The ingenious and exquisite architectural style endows the entire community with a unique charm.

The indoor space is equally excellent, offering spacious three-bedroom and four-bedroom layouts that are perfect for family living or long-term investment. Open and transparent layout, ...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>244</b>	
Covered Veranda	<b>18</b>	Plot area
Uncovered Veranda	<b>59</b>	Pool
Total Number of Floors	<b>2</b>	Parking
		<b>466</b>
		<b>Yes</b>
		<b>Uncovered, Yes</b>
		Reference Number
		<b>7708</b>
		Property type
		<b>House</b>
		Bathrooms
		<b>4</b>

Amenities	Location	
• Roof Garden	<b>Location:</b> Limassol - Agios Athanasios Coordinates: <b>34.717584832793 / 33.046596065039</b>	Region: <b>Limassol</b>

## Price: €1 008 810 + VAT

VAT for this property is **€104,850** or **€191,674**. 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 Price per SQM	<b>~€36 952.40</b> <b>€4 134.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€1 008 810 on Jul 15, 2025





## House 8

Floors	2
Bedrooms	3
Bathrooms	5
Covered Internal (sq.m.)	211.36
Covered Veranda (sq.m.)	18.35
Parking Covered (sq.m.)	14.75
Roof Garden Uncovered Veranda (sq.m.)	59.40
Total Covered (sq.m.)	244.45
Total Area (sq.m.)	303.85
Plot (sq.m.)	466.55
swimming pool	private

Ground Floor

1st Floor

Roof Garden

