

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

A three-bedroom, three-storey detached house, offering an internal area of 136 m<sup>2</sup>, is situated on a 255 m<sup>2</sup> plot. 

This is a residential development defined through affordable elegance, local rhythm and an island-inspired architecture. A real estate project for those aspiring to live in one of the most cosmopolitan cities in the Mediterranean but at the same time enjoy a more relaxed, authentic and real taste of Limassol's vibe.

A beautiful gated community development of 15 houses that redefines local living. Resting in a premium location in Agios Athanasios, one of the most upscale areas in Limassol. This is a residential retreat characterised by a cutting-edge masterpla...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>171</b> |
| Covered Veranda        | <b>21</b>  |
| Total Number of Floors | <b>3</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>255</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>7733</b>               |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>3</b>                  |
| View             | <b>Mountains view</b>     |

### Amenities

- Roof Garden

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.72021278559 / 33.046231262448**

Region: **Limassol**

## Price: €595 000 + VAT

VAT for this property is **€39,980** or **€113,050**. 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>€3 480.00/m<sup>2</sup></b> |                 |             |

## 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> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€595 000 on Jul 16, 2025



