

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

3 bedroom townhouse for sale in Agios Athanasios Limassol. Energy Class A home in prime family area with strong rental yield. Book viewing today.

High-quality townhouses for sale in Agios Athanasios Limassol are limited due to restricted land supply and strong buyer demand. This is an exclusive property of Fox, positioned within one of the highest-performing residential zones in Limassol.

Secure your private viewing before this opportunity is reserved.

Executive Market Overview - Agios Athanasios Real Estate 2025

Agios Athanasios is consistently ranked among the top residential districts in Limassol for:

- Family living
- Capital preservation
- Re...

#### Property Info

Covered Area **110.88**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **120**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **30535**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Storage room

#### Location

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

**Price: €470 000 + VAT**

VAT for this property is **€23,500** or **€89,300**. 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>€4 273.00/m<sup>2</sup></b>		

**Representative: FOX**

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone:	<b>+35726940150, +35725267777, +35725760781</b>		

**Price change history**

€470 000 on Jul 19, 2025



