

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

Villa built in 2007 with a total living area of 206 m<sup>2</sup>, set on 300 m<sup>2</sup> of land. The property features 3 bedrooms and 3 bathrooms, with air-conditioning and gas heating distributed through 13 radiators.

Each bedroom is equipped with a one-touch system to switch off electromagnetic radiation at night. The ground floor boasts natural Cumaru wood flooring from Brazil, while the first floor is finished with cork floors. All furniture is crafted from solid wood, and the lighting has been sourced from Italy. Two bathrooms are fitted with shower cabins, and one offers a full bathtub. The rooftop hosts a recreation area complete with electricity and water connections.

Situated ...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>206</b>	Reference Number
Furnishing	<b>Furnished</b>	Property type
Energy Efficiency	<b>B</b>	Condition
Air Conditioning	<b>All rooms, Yes</b>	Construction Year
		Bathrooms

Amenities	Location
	<b>Location:</b> Limassol - Agios Athanasios Region: <b>Limassol</b>

## Price: €1 600 000 + VAT

VAT for this property is **€140,893** or **€304,000**. 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>~€60 600.00</b> <b>€7 767.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€1 800 000 on Aug 20, 2025

€1 600 000 on Sep 6, 2025





