

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

Situated on a 499 sq.m. corner plot, this villa combines modern design with comfort and practicality. The impressive architecture features high ceilings, a spacious living room with floor-to-ceiling windows, and abundant natural light throughout. The ground floor offers an open-plan layout with a large kitchen, dining area, guest toilet, and a secondary living room ideal as a playroom or home office. X

Upstairs, you'll find a laundry area, a 30 sq.m. veranda with storage, three bright bedrooms—including a master with en suite and wardrobes, plus another with a walk-in wardrobe—along with a family bathroom.

The 60 sq.m. basement offers additional flexibility, with 30 sq.m...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>180</b>	Plot area	<b>499</b>	Reference Number	<b>30899</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Pre-Owned</b>
				Bathrooms	<b>2</b>

Amenities	Location	
• Guest WC	<b>Location:</b> Limassol - Agios Athanasios Coordinates: <b>34.721981750712 / 33.051710965527</b>	Region: <b>Limassol</b>

## Price: €1 950 000 + VAT

VAT for this property is **€143,000** or **€370,500**. 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>~€74 600.00</b> <b>€10 833.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€1 950 000 on Aug 30, 2025

