

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	180	Plot area	499	Reference Number	30899
Heating	Underfloor Heating, Yes	Parking	Covered, Yes	Property type	House
Air Conditioning	All rooms, Yes			Condition	Pre-Owned
				Bathrooms	2

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

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	Excluded	Title transfer fee Price per SQM	~€74 600.00 €10 833.00/m²	Common expenses	None
-----	-----------------	-------------------------------------	---	-----------------	-------------

Representative: FOX

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

Price change history

€1 950 000 on Aug 30, 2025

