

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.



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

Covered Area	180
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	499
Parking	Covered, Yes

Additional info

Reference Number	30899
Property type	House
Condition	Pre-Owned
Bathrooms	2

Amenities

- Guest WC

Location

Location: Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.721981750712 / 33.051710965527**

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	~€74 600.00	Common expenses	None
		Price per SQM	€10 833.00/m²		

Representative: FOX

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Price change history

€1 950 000 on Aug 30, 2025

