

### 3 Bedroom House for Sale in Agios Mamas, Limassol District

A house where tradition meets modern comfort. Words cannot accurately depict its beauty, you are warmly invited to have a look. 

**\*\*3 Bedrooms, 2 Bathrooms, Dining Room, Well-Equipped Fabulous Kitchen, Living Room with Fireplace\*\***

Outdoor patio and upstairs balcony with mesmerizing mountain and country views.

Tastefully restored and renovated 100-year-old stone building in the serene village of Agios Mamas.

Fully furnished, high-quality home with all modern features, including kitchen appliances, dishwasher, dryer, and washing machine. Fast internet available via providers.

Located 15 minutes from the "The Island," "Heritage," and "Pasca..."

#### Property Info

Covered Area	<b>150</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area **91**

#### Additional info

Reference Number	<b>31294</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

#### Amenities

- Balcony

#### Location

**Location:** Agios Mamas  
**Coordinates:** **34.850889 / 32.948003**

Region: **Limassol**

## Price: €255 000 + VAT

VAT for this property is **€12,750** or **€48,450**. 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>~€6 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 700.00/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

€260 000 on Sep 27, 2025  
 €240 000 on Jan 23, 2026  
 €230 000 on Jan 29, 2026  
 €260 000 on Mar 12, 2026  
 €255 000 on Mar 13, 2026

