

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

Introducing a remarkable new project nestled in the highly coveted area of Agios Athanasios in Limassol. This development presents an exquisite selection of luxurious apartments and two exceptional villas, creating an enticing opportunity for individuals seeking the ultimate living experience. Set in one of Limassol's most serene and friendly neighborhoods, this project combines top-tier finishes, distinctive details, and an unmatched level of comfort.

Here the striking cubist architecture meets style and elegance in harmonious coexistence. The residences have been thoughtfully designed to provide residents with intimate and cozy living spaces that prioritize privacy while sti...

### Property Info

Covered Area	<b>191</b>
Covered Veranda	<b>38</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>382</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>6080</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
**Coordinates:** **34.717639 / 33.056639**

**Price: €860 400 + VAT**

VAT for this property is **€68,877** or **€163,476**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 505.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

**Price change history**

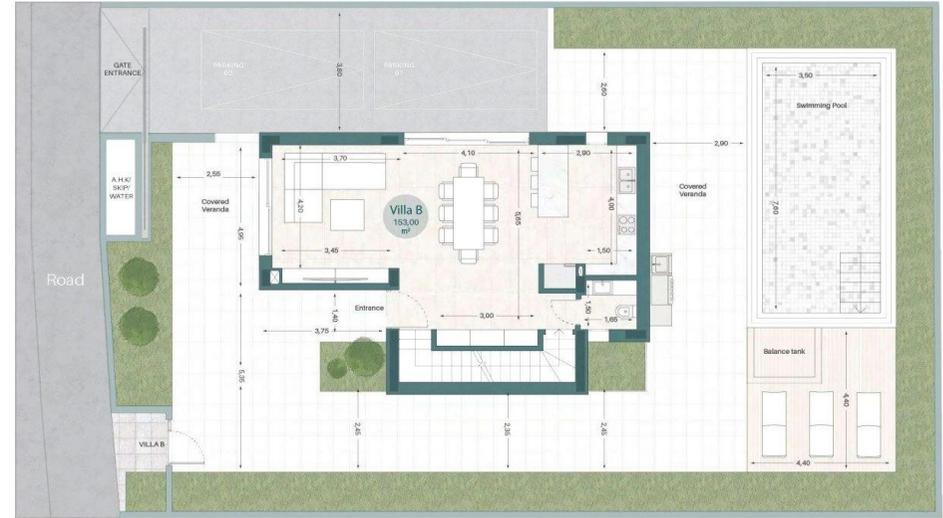
€860 400 on Oct 8, 2025







VILLA B 1ST FLOOR



VILLA B GROUND FLOOR