

2 Bedroom House for Sale in Limassol - Agios Athanasios

This elegant townhouse is nestled in one of the most sought-after residential areas of Limassol, combining the convenience of city living with the calm of a quieter, low-density neighborhood. Located in Agios Athanasios, it offers immediate access to the highway and is within easy reach of top international schools, making it especially attractive for families.

Part of a small, well-maintained private complex, the house enjoys a sense of privacy and community at once. Inside, the layout is ideal for everyday life: spacious open-plan living areas, three comfortable bedrooms, and a functional connection to outdoor spaces. Natural light floods the interior, highlighting thoughtful desi...

Property Info

Covered Area	146
Covered Veranda	20
Uncovered Veranda	41
Furnishing	Unfurnished
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Uncovered, Yes
---------	-----------------------

Additional info

Reference Number	12828
Property type	House
Condition	Pre-Owned
Construction Year	2013
Bathrooms	1

Amenities

Location
Location: Limassol - Agios Athanasios Region: Limassol
Coordinates: 34.709148 / 33.063491

Price: €360 000 + VAT

VAT for this property is **€18,000** or **€68,400**. 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	~€11 000.00 €2 466.00/m²	Common expenses	None
-----	-----------------	-------------------------------------	--	-----------------	-------------

Representative: Cyprus Sotheby's International Realty

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

Price change history

€370 000 on Oct 8, 2025

€360 000 on Jan 22, 2026









