

## 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		Plot / Area Info		Additional info	
Covered Area	146			Deference Number	- 12020
Covered Veranda	20			Reference Number 12828	
	-			Property type	House
Uncovered Veranda	41	Parking	Uncovered, Yes	Condition	Pre-Owned
Furnishing	Unfurnished			Condition	Pre-Owned
J				Construction Year	2013
Heating	Autonomous Heating, Yes			Bathrooms	1
Air Conditioning	All rooms, Yes			DatiliOOIIIS	1

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## Amenities Location

• Parking Limassol - Agios Athanasios Region: Limassol

Coordinates: 34.709148 / 33.063491



Price: €370 000 + VAT

VAT for this property is €18,500 or €70,300. 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 ~€11 400.00

Price per SQM €2 534.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€370 000 on Oct 8, 2025

























