

## 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	<b>146</b>
Covered Veranda	<b>20</b>
Uncovered Veranda	<b>41</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Uncovered, Yes</b>
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### Additional info

Reference Number	<b>12828</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2013</b>
Bathrooms	<b>1</b>

### Amenities

Amenities	Location
• Parking	<b>Location:</b> Limassol - Agios Athanasios Region: <b>Limassol</b> Coordinates: <b>34.709148 / 33.063491</b>

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€11 000.00</b> <b>€2 466.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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: **+35726080180, +35797612926**

## Price change history

€370 000 on Oct 8, 2025

€360 000 on Jan 22, 2026









