

3 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

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|-------------------|--------------------------------|
| Covered Area | 144 |
| Covered Veranda | 20 |
| Uncovered Veranda | 40 |
| Furnishing | Unfurnished |
| Heating | Autonomous Heating, Yes |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

Parking **Uncovered, Yes**

Additional info

| | |
|-------------------|------------------|
| Reference Number | 12829 |
| Property type | House |
| Condition | Pre-Owned |
| Construction Year | 2013 |
| Bathrooms | 1 |

Amenities

- Parking

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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€11 000.00 | Common expenses | None |
| | | Price per SQM | €2 500.00/m² | | |

Representative: Cyprus Sotheby's International Realty

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|------------------------------------------|--------------|------------|---------------------------------------|
| 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 Dec 9, 2025









