

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

In a sought-after elevated neighborhood of Limassol, this new development of three refined villas offers a rare opportunity to embrace contemporary Mediterranean living. Each home is carefully designed to combine architectural elegance with practical comfort, while wide panoramic windows frame sweeping views of the sea and the city.



The villas are positioned to provide privacy and a sense of openness. Interiors impress with generous living areas, thoughtfully arranged spaces, and direct access to covered verandas and landscaped gardens. Every residence features a private pool, a dedicated barbecue area, and well-proportioned bedrooms with large wardrobes. Built to the highest st...

### Property Info

Covered Area	<b>159</b>
Covered Veranda	<b>26</b>
Uncovered Veranda	<b>13</b>
Furnishing	<b>Unfurnished</b>

### Plot / Area Info

Plot area	<b>318</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>13749</b>
Property type	<b>House</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
**Coordinates:** **34.724144 / 33.053884**

## Price: €780 000 + VAT

VAT for this property is **€45,181** or **€148,200**. 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>~€27 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 906.00/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

€780 000 on Oct 9, 2025





