

## 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. X

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...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>159</b>			Reference Number	<b>13749</b>
Covered Veranda	<b>26</b>	Plot area	<b>318</b>	Property type	<b>House</b>
Uncovered Veranda	<b>13</b>	Pool	<b>Yes</b>	Bathrooms	<b>2</b>
Furnishing	<b>Unfurnished</b>				

<b>Amenities</b>	<b>Location</b>
	<b>Location:</b> Limassol - Agios Athanasios Region: <b>Limassol</b>
	Coordinates: <b>34.724144 / 33.053884</b>

## 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 Price per SQM	<b>~€27 800.00</b> <b>€4 906.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€780 000 on Oct 9, 2025



