

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

Set against the backdrop of Limassol's coastline, this new residential community offers a refined interpretation of Mediterranean living. Designed with elegance and harmony in mind, it brings together a collection of contemporary villas with two, three, and four bedrooms, each offering private gardens and parking. The architectural vision blends clean lines with natural surroundings, creating a modern sanctuary where privacy and comfort coexist.



Residents enjoy an array of exclusive amenities, including a striking infinity swimming pool with panoramic views, a separate children's pool, and a landscaped park designed as a green retreat within the community. These shared spaces in...

#### Property Info

Covered Area	<b>170</b>
Covered Veranda	<b>32</b>
Uncovered Veranda	<b>9</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>115</b>
Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>14468</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.714301 / 33.069165**

## Price: €768 880 + VAT

VAT for this property is **€51,108** or **€146,087**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 523.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€768 880 on Oct 9, 2025





