

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

A three-bedroom house with an internal area of 144 m<sup>2</sup> and a 61 m<sup>2</sup> roof garden, located on a 257 m<sup>2</sup> plot. An optional private swimming pool is  available.

This is a refined gated community nestled on the hills of Limassol, designed for those seeking the perfect balance between outdoor and urban living.

This exclusive residential project offers a range of thoughtfully designed homes, including spacious 3-bedroom houses and villas, as well as modern 1- and 2-bedroom apartments, providing a variety of living options to suit different lifestyles.

Residential complex features a selection of meticulously crafted apartments, townhouses and villas. The development embodies a...

Property Info		Plot / Area Info		Additional info
Covered Area	<b>210</b>			
Covered Veranda	<b>52</b>	Plot area	<b>257</b>	Reference Number
Total Number of Floors	<b>2</b>	Pool	<b>Common, Yes</b>	Property type
Energy Efficiency	<b>A</b>	Parking	<b>Covered, Yes</b>	Bathrooms
Air Conditioning	<b>All rooms, Yes</b>			<b>2</b>

Amenities	Location	
• Roof Garden	<b>Location:</b> Limassol - Agios Athanasios Coordinates: <b>34.724445554076 / 33.066884268169</b>	Region: <b>Limassol</b>

## Price: €827 000 + VAT

VAT for this property is **€74,430** or **€157,130**. 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>~€29 680.00</b> <b>€3 938.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	--	-----------------	-------------

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€827 000 on Oct 17, 2025





