

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

Situated in a quiet cul-de-sac behind the Sports Direct supermarket, this small development of modern three-storey townhouses is located in Agios Athanasios—one of Limassol's most sought-after residential areas. Known for its excellent infrastructure, proximity to top schools, and easy access to the highway, Agios Athanasios offers a family-friendly environment and a high standard of living.

There are four identical townhouses currently available for sale, each offering a total covered area of approximately 187 square meters. This includes 126 square meters of internal living space, 20 square meters of covered verandas, and a 41 square meter private outdoor garden. Buyers have ...

### Property Info

Covered Area	<b>142</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>45</b>
-----------	-----------

### Additional info

Reference Number	<b>240076</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**

## Price: €370 000 + VAT

VAT for this property is **€18,500** or **€70,300**. 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>~€11 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 606.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: +35795129336, +35799409010			

## Price change history

€370 000 on Oct 22, 2025





