

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

The house can be used as one (all three floors) but at the same time it was build in a way to be able to separate it (and create two separated houses).

In basement floor there is a huge storage area, maintenance room, server (controlling everything in the house) and a huge (currently empty) room. Also if has a big balcony and garden since the basement is not underground!

In the first floor you will find the kitchen, dining room, living room, guests WC and entrance area. There is a huge covered balcony as well.

In the second floor there are 3 bedrooms (one with big balcony and great view) and the main bathroom.

There is also access to attic area (above the secon...

#### Property Info

Covered Area **220**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **270**

#### Additional info

Reference Number **240121**  
 Property type **House**  
 Condition **Pre-Owned**  
 Construction Year **2023**  
 Bathrooms **2**

#### Amenities

#### Location

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

## Price: €840 000 + VAT

VAT for this property is **€79,418** or **€159,600**. 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>~€30 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 818.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€840 000 on Oct 22, 2025





