

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

3-Bedroom Villa – Panoramic Views & Elevated Lifestyle

#### General Description

Nestled within an exclusive gated hilltop community just 3 km from the city, this exquisite 3-bedroom villa redefines modern Mediterranean living. Designed for those who value space, privacy, and uninterrupted sea views, it offers a lifestyle that perfectly balances urban sophistication with natural serenity.

This villa stands as a masterpiece of design and functionality — ideal for families or discerning homeowners seeking a tranquil retreat close to the city.

#### Design & Setting

Perched on an elevated hillside, the villa commands panoramic views of the Mediterranean Sea and ...

#### Property Info

Covered Area	<b>211</b>
Covered Veranda	<b>65</b>
Uncovered Veranda	<b>49</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Plot area	<b>406</b>
Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>240148</b>
Property type	<b>House</b>
Construction Year	<b>2027</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

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

## Price: €980 000 + VAT

VAT for this property is **€88,664** or **€186,200**. 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	<b>~€35 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 645.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€980 000 on Oct 23, 2025







