

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

Discover your ideal family home in this charming 3-bedroom detached house, perfectly positioned in a quiet residential area with beautiful views.

### Property Features:

- ✓ Plot area: 265m<sup>2</sup>
- ✓ 175m<sup>2</sup> of internal space
- ✓ 3 bedrooms
- ✓ Fully appointed kitchen with modern appliances
- ✓ Comes fully furnished – ready to move in
- ✓ Full air conditioning throughout
- ✓ Covered garage and storage area
- ✓ Surrounded by parks – perfect for family walks and outdoor activities
- ✓ Playground across the house
- ✓ Close to schools and shops for everyday convenience
- ✓ Resale – No VAT applicable

### Beautiful...

#### Property Info

Covered Area	<b>175</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>265</b>
Parking	<b>Uncovered, Yes</b>

#### Additional info

Reference Number	<b>14155</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

#### Amenities

- Storage room

#### Location

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

## Price: €550 000 + VAT

VAT for this property is **€38,500** or **€104,500**. 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>~€18 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 143.00/m²</b>		

## Representative: 4BuyandSell

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## Price change history

€560 000 on Oct 29, 2025  
 €550 000 on Nov 22, 2025



