

### 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 **175**  
 Furnishing **Furnished**  
 Energy Efficiency **N/A**  
 Air Conditioning **All rooms, Yes**

**Plot / Area Info**

Plot area **265**  
 Parking **Uncovered, Yes**

**Additional info**

Reference Number **14155**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **2**

**Amenities**

- Storage room

**Location**

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

## Price: €530 000 + VAT

VAT for this property is **€37,100** or **€100,700**. 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>~€17 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 029.00/m<sup>2</sup></b>		

## Representative: 4BuyandSell

Registration number	<b>996</b>	Email	<b>info@4buyandsell.com</b>
License number	<b>506</b>	Legal name	<b>N/A</b>
Phone: <b>+35796144440</b>			

## Price change history

€560 000 on Oct 29, 2025  
 €550 000 on Nov 22, 2025  
 €530 000 on Apr 9, 2026



