

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

This residential development offers affordable elegance, local vibe and modern architecture. The project is designed for those who want to live in one of the most cosmopolitan cities of the Mediterranean, yet at the same time enjoy a more relaxed, authentic and fun-filled lifestyle that only Limassol can offer. It is a beautiful gated community development of 25 detached houses with 3 or 4 bedroom set in Agios Athanasios, one of the most upscale areas in Limassol, just a 7-minute drive from the historical and business center, close to all the urban infrastructure, including the best private and public schools in the city. The residential retreat is characterised by a cutting-edge masterpl...

#### Property Info

Covered Area	<b>157</b>
Covered Veranda	<b>21</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>

#### Plot / Area Info

Plot area	<b>255</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>12071</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
**Coordinates:** **34.719461 / 33.04615**

## Price: €655 000 + VAT

VAT for this property is **€36,839** or **€124,450**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 172.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€595 000 on Nov 15, 2025

€655 000 on Apr 15, 2026





