

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

House for sale in a prestigious complex in Limassol, Agios Athanasios. Modern infrastructure, high quality materials, convenient location. The house features: an entrance door with an intercom, energy-saving windows are installed, the floor is covered with laminate and high-quality ceramic tiles, hidden air conditioners in each room, as well as there is preparation for a “warm floor”, there is a smart heating and cooling control system, a place to charge an electric car. Energy efficiency: there are solar panels, as well as thermal and sound insulation, which ensures almost zero energy consumption. The complex features: protected area, Club House, play and sports areas, chargi...

### Property Info

Covered Area **240**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **191956**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **3**

### Amenities

### Location

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

**Price: €895 000 + VAT**

VAT for this property is **€91,738** or **€170,050**. 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>€3 729.00/m<sup>2</sup></b>		

**Representative: DOM Real Estate**

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
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**Price change history**

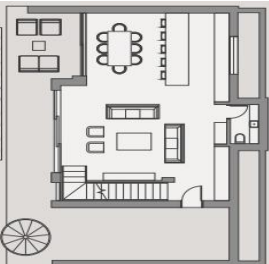
€895 000 on Dec 6, 2025



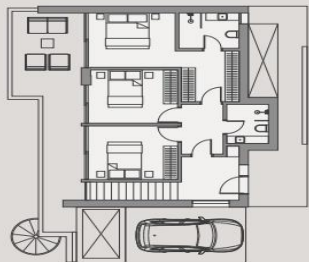


**3 Bedroom House  
Type B1**

HOUSES:  
B2, B4, B6, B8



**GROUND FLOOR**



**FIRST FLOOR**

Plot size	249-271m <sup>2</sup>
Internal area	163m <sup>2</sup>
External covered areas	33m <sup>2</sup>
External uncovered areas	62m <sup>2</sup>
Garden	82-105m <sup>2</sup>
Total Covered Area	196m <sup>2</sup>
Swimming pool	Optional
Bedrooms	3
Bathrooms	3

The areas are indicative for this house type and may vary according to the plot.

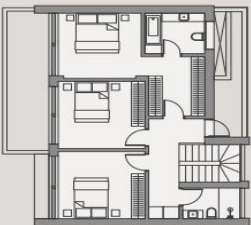
Living / Kitchen	10.36 x 6.65m
Bedroom 1	3.00 x 5.90m
Bedroom 2	2.95 x 3.65m
Bedroom 3	2.95 x 3.65m

**3 Bedroom House  
Type A**

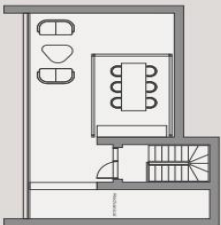
HOUSES:  
A1, A2, A3, A4, A5, A6, A7  
C1, C2, C3, C4, C5, C6, C7



**GROUND FLOOR**



**FIRST FLOOR**



**ROOF GARDEN**

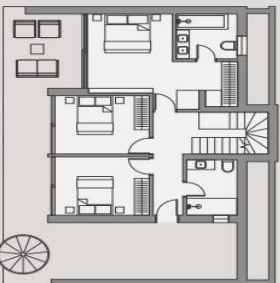
Plot size	217-423m <sup>2</sup>
Internal area	144m <sup>2</sup>
External covered areas	49-52m <sup>2</sup>
External uncovered areas	39-51m <sup>2</sup>
Roof Garden	61m <sup>2</sup>
Garden	64-238m <sup>2</sup>
Total Covered Area	207-210m <sup>2</sup>
Swimming pool	Optional
Bedrooms	3
Bathrooms	3

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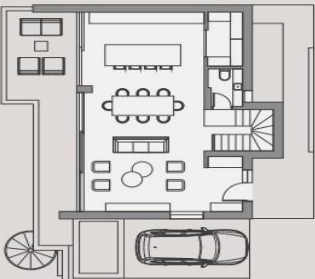
Living / Kitchen	6.95 x 6.40m
Bedroom 1	3.30 x 5.85m
Bedroom 2	3.40 x 3.55m
Bedroom 3	3.40 x 3.55m

**3 Bedroom House  
Type B2**

HOUSES:  
B1, B3, B5, B7



**GROUND FLOOR**



**FIRST FLOOR**

Plot size	271-348m <sup>2</sup>
Internal area	161m <sup>2</sup>
External covered areas	33m <sup>2</sup>
External uncovered areas	62m <sup>2</sup>
Garden	105-172m <sup>2</sup>
Total Covered Area	194m <sup>2</sup>
Swimming pool	Optional
Bedrooms	3
Bathrooms	3

Living / Kitchen	10.35 x 6.16m
Bedroom 1	4.06 x 5.65m
Bedroom 2	3.00 x 3.65m
Bedroom 3	3.00 x 3.65m