

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

For sale is a well-maintained resale house offering 149 m<sup>2</sup> of internal space plus 31sqm covered verandas in the desirable Agios Athanasios area. This bright and spacious home features three comfortable bedrooms and two modern bathrooms, making it ideal for families or those seeking extra room for a home office or guests. The west-facing orientation ensures plenty of natural light and beautiful evening sunsets, while large windows provide an impressive city view.



Built in 2018, the property boasts outstanding energy efficiency with an A+ rating, helping to keep utility costs low all year round. The home is offered unfurnished, giving you the perfect opportunity to decorate to your o...

### Property Info

Covered Area **180**  
Furnishing **Unfurnished**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **304**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **32164**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **2**  
View **City view**

### Amenities

- Garden

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
Coordinates: **34.708502 / 33.053952**

## Price: €690 000 + VAT

VAT for this property is **€50,600** or **€131,100**. 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>~€24 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 833.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€690 000 on Dec 12, 2025



















