

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

Located in one of Limassol most convenient and well-established residential areas, this home offers a smart layout, bright interiors and a private outdoor space. Ideal for families looking for comfort, practicality and fast access to the city.



#### Property Details:

- 3 Bedrooms
- 3 W/C
- Internal area: 137.35 m<sup>2</sup>
- Covered veranda: 20.55 m<sup>2</sup>
- UnCovered veranda: 22.65 m<sup>2</sup>
- Roof garden 50.75 m<sup>2</sup>
- Plot: 255 m<sup>2</sup>
- Two levels + roof garden
- High ceilings (2.90 – 3.20m)
- Private garden
- Double glazing
- Covered parking
- High-quality ceramic tiles in living room
- La...

#### Property Info

Covered Area	<b>137</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

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

#### Additional info

Reference Number	<b>15716</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>
View	<b>City view</b>

#### Amenities

#### Location



• Guest WC

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
**Coordinates: 34.709054 / 33.050795**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €570 000 + VAT

VAT for this property is **€28,500** or **€108,300**. 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>~€19 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 161.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€570 000 on Dec 16, 2025







