


### 3 Bedroom House for Sale in Limassol - Mesa Geitonia

This detached house is located in the Agios Athanasios area of Limassol and forms part of a small cluster of four independent villas, all oriented towards the Mediterranean Sea. The property is designed to offer comfortable family living combined with open views and a well-connected residential setting close to key city infrastructure. The house features three spacious bedrooms and is arranged to provide privacy and functionality across its living spaces. Two separate living rooms create flexibility for everyday living and entertaining, while the open-plan kitchen is designed with a modern layout suitable for home use and gatherings. Four contemporary bathrooms add convenience for residen... 

#### Property Info

Covered Area **190**  
 Covered Veranda **37**

#### Plot / Area Info

Plot area **192**

#### Additional info

Reference Number **B642-1**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **4**

#### Amenities

#### Location

**Location:** Limassol - Mesa Geitonia Region: **Limassol**  
 Coordinates: **34.70948 / 33.06366**

## Price: €449 000 + VAT

VAT for this property is **€35,684** or **€85,310**. 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>~€14 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 363.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€449 000 on Dec 24, 2025

