

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

Luxury Detached Villa with Pool & Prime Location in Agios Athanasios, Limassol

Discover unparalleled luxury in this stunning two-storey detached villa, perfectly situated in the prestigious area of Agios Athanasios, Limassol. Boasting exquisite design and premium amenities, this property offers the ultimate blend of comfort, convenience, and exclusivity.

Property Features:

- Land area 751 sqm
- Internal area 230 sqm
- Covered veranda 15 sqm
- Uncovered veranda 15sqm
- Storage 4 sqm
- Spacious living room, perfect for relaxation and entertainment
- Modern kitchen with dining and sitting area
- Three luxurious bedro...

#### Property Info

Covered Area **230**  
 Furnishing **Unfurnished**  
 Energy Efficiency **N/A**

#### Plot / Area Info

Plot area **751**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **11866**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

#### Amenities

- Balcony

#### Location

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

## Price: €1 300 000 + VAT

VAT for this property is **€128,304** or **€247,000**. 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>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 652.00/m<sup>2</sup></b>		

## Representative: 4BuyandSell

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## Price change history

€1 300 000 on Jan 20, 2026



















