

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

A 3-bedroom villa built in 2007 with 206 m<sup>2</sup> of covered living area on a 300 m<sup>2</sup> plot. Features 3 bathrooms, split-system air conditioning, and gas heating with 13 radiators. High-quality finishes include Brazilian hardwood and cork flooring, solid wood furniture, and Italian lighting. Rooftop leisure area with water and electricity. Located on a quiet cul-de-sac, just 200 m from the sea, within walking distance of Lidl and playgrounds.

#### Property Info

Covered Area **206**  
 Furnishing **Furnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **300**

#### Additional info

Reference Number **241749**  
 Property type **House**  
 Condition **Pre-Owned**  
 Construction Year **2001-2010**  
 Bathrooms **3**

#### Amenities

#### Location

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

## Price: €1 600 000 + VAT

VAT for this property is **€140,893** or **€304,000**. 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>~€60 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 767.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSAPCE Real Estate/ A.SP.Thinkrealty ltd</b> |
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## Price change history

€1 600 000 on Jan 22, 2026







