

### 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	<b>206</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>300</b>
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#### Additional info

Reference Number	<b>241749</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>

#### 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

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## Price change history

€1 600 000 on Jan 22, 2026







