

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

This modern 3-bedroom semi-detached house is located in the desirable residential area of Agios Athanasios, Limassol, offering comfort, functionality, and an excellent layout for family living.

The property features a covered internal area of 128 m<sup>2</sup> and is set on a 269 m<sup>2</sup> plot. It comprises three well-sized bedrooms, two bathrooms, and an additional guest toilet, providing practicality and privacy for everyday use.

Designed with a contemporary layout, the home offers bright living spaces and seamless indoor-outdoor flow, ideal for relaxation and entertaining. Situated in a quiet yet well-connected neighborhood, the property enjoys easy access to the city centre, highway,...

| Property Info     |                       | Plot / Area Info |                     | Additional info   |                           |
|-------------------|-----------------------|------------------|---------------------|-------------------|---------------------------|
| Covered Area      | <b>128</b>            | Plot area        | <b>256</b>          | Reference Number  | <b>242321</b>             |
| Energy Efficiency | <b>A</b>              | Parking          | <b>Covered, Yes</b> | Property type     | <b>House</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |                  |                     | Condition         | <b>Under Construction</b> |
|                   |                       |                  |                     | Construction Year | <b>2026</b>               |
|                   |                       |                  |                     | Bathrooms         | <b>2</b>                  |

### Amenities

- Parking

### Location

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

## Price: €680 000 + VAT

VAT for this property is **€34,000** or **€129,200**. 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<br>Price per SQM | <b>None</b><br><b>€5 313.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€680 000 on Feb 10, 2026



















