

3 Bedroom House for Sale in Limassol - Agios Athanasios

This boutique residential project in Ayios Athanasios, Limassol, presents a limited collection of just two contemporary detached villas, designed to offer privacy, space, and a refined standard of modern living. ✖

Each residence unfolds across three levels, with a carefully structured layout that balances functionality and comfort. The main living areas are arranged with an open-plan concept, combining the kitchen, dining, and lounge spaces into a cohesive environment filled with natural light. The upper level accommodates well-proportioned bedrooms, including a master suite with en-suite facilities, creating a comfortable and private living zone. The lower level introduces addi...

Property Info

Covered Area	285
Covered Veranda	76
Uncovered Veranda	55
Furnishing	Unfurnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	306
Pool	Yes

Additional info

Reference Number	17183
Property type	House
Bathrooms	5+

Amenities

- Elevator

Location

Location: Limassol - Agios Athanasios Region: **Limassol**
Coordinates: **34.727241 / 33.060439**

Price: €950 000 + VAT

VAT for this property is **€110,500** or **€180,500**. 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	Excluded	Title transfer fee	~€34 600.00	Common expenses	None
		Price per SQM	€3 333.00/m²		

Representative: Cyprus Sotheby's International Realty

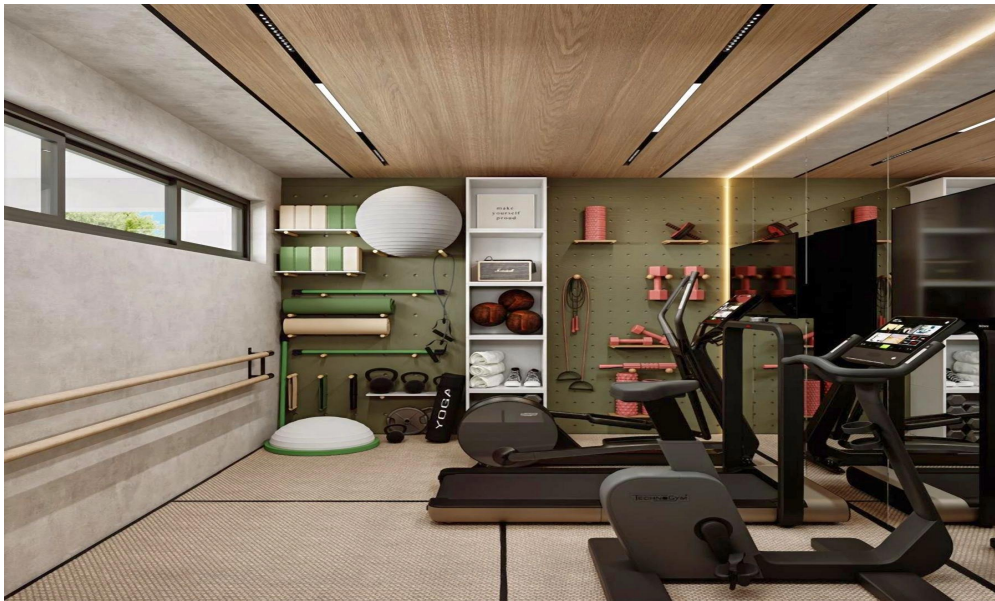
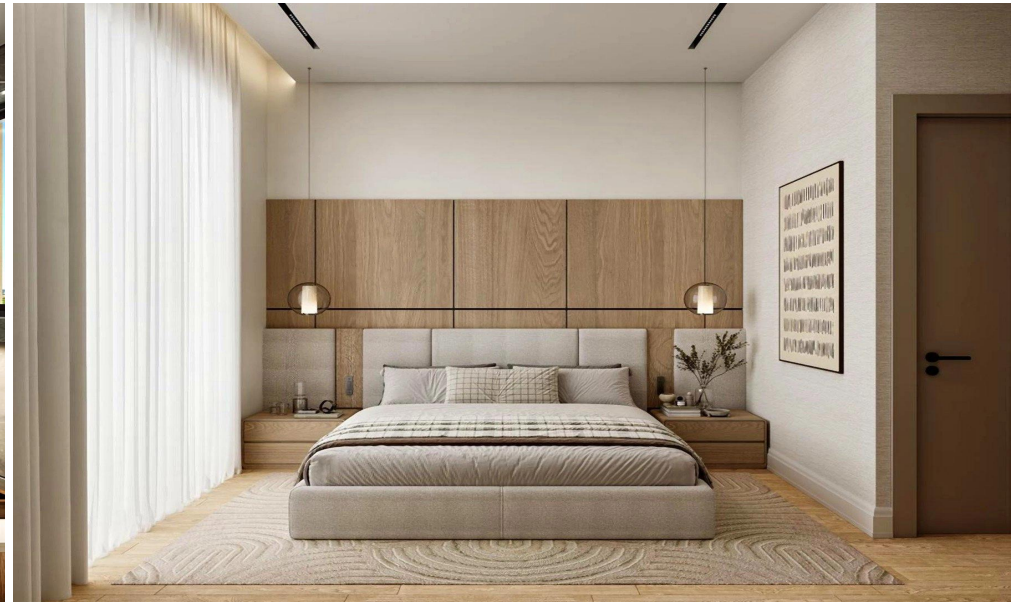
Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

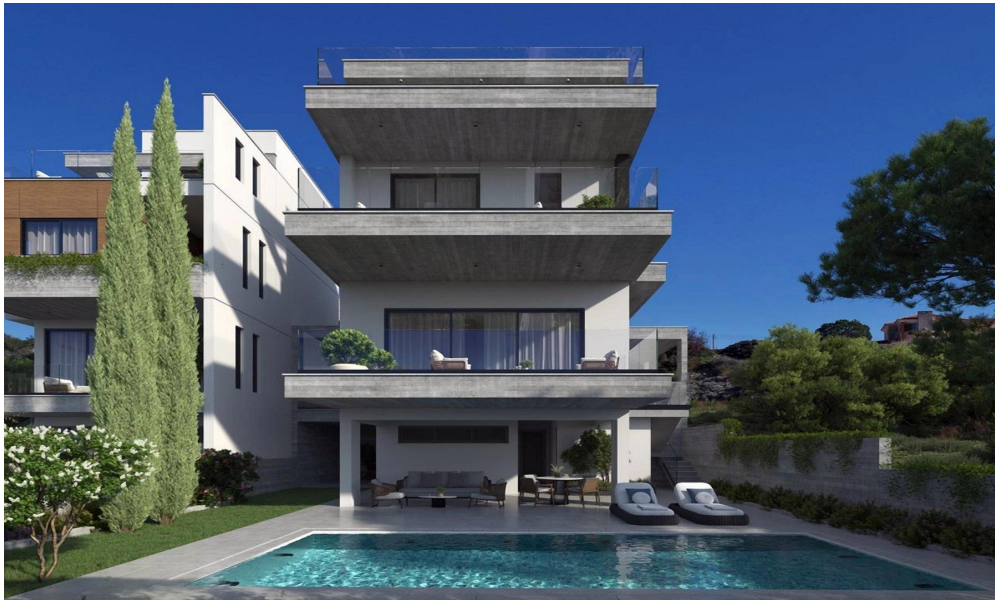
€950 000 on Apr 17, 2026





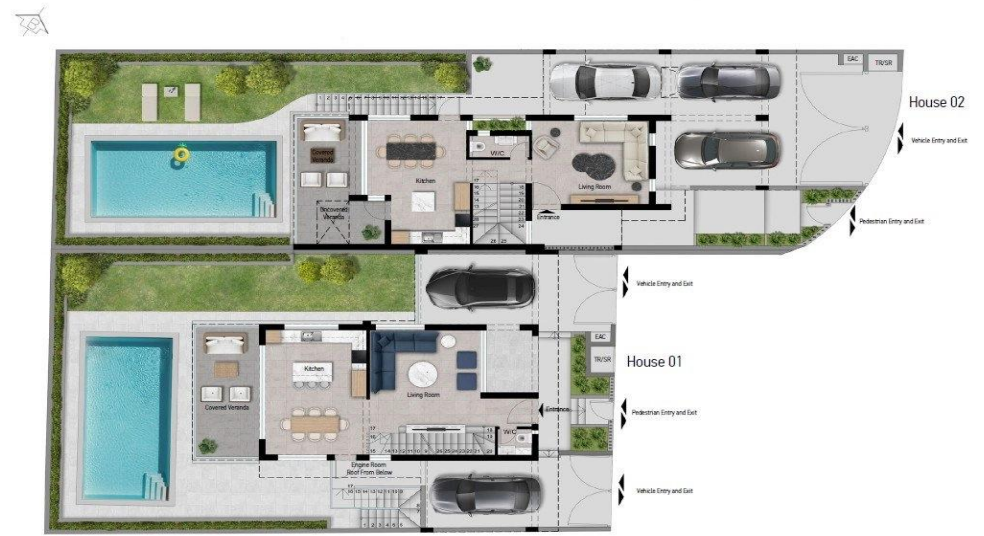








FIRST FLOOR FLOOR PLAN



GROUND FLOOR FLOOR PLAN



HOUSING FLOOR PLAN



ROOF GARDEN FLOOR PLAN