

### 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	<b>275</b>
Covered Veranda	<b>39</b>
Uncovered Veranda	<b>66</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>306</b>
Pool	<b>Yes</b>

#### Additional info

Reference Number	<b>17184</b>
Property type	<b>House</b>
Bathrooms	<b>5+</b>

#### Amenities

- Elevator

#### Location

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

## Price: €950 000 + VAT

VAT for this property is **€107,955** 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	<b>Excluded</b>	Title transfer fee	<b>~€34 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 455.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

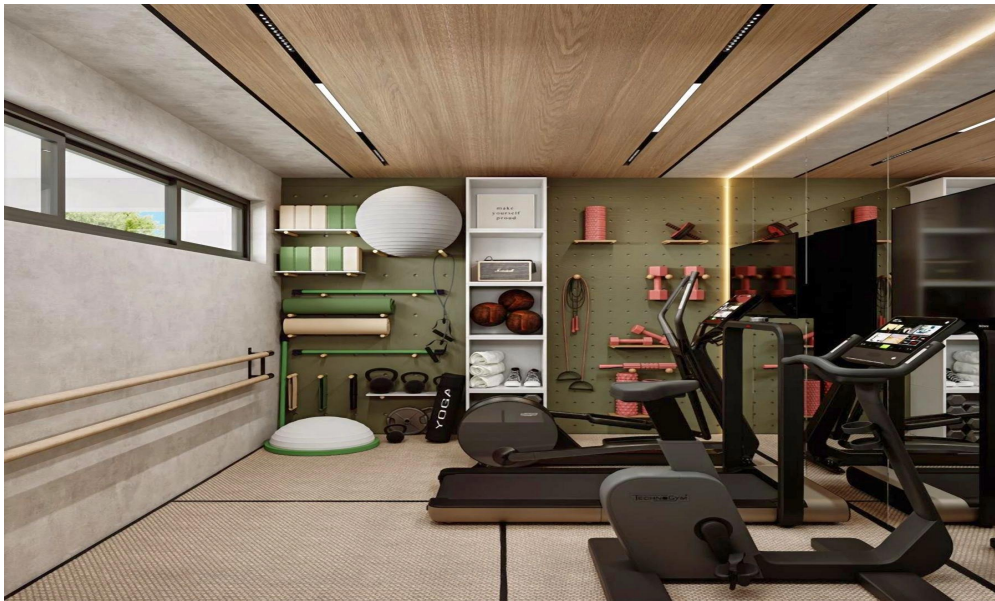
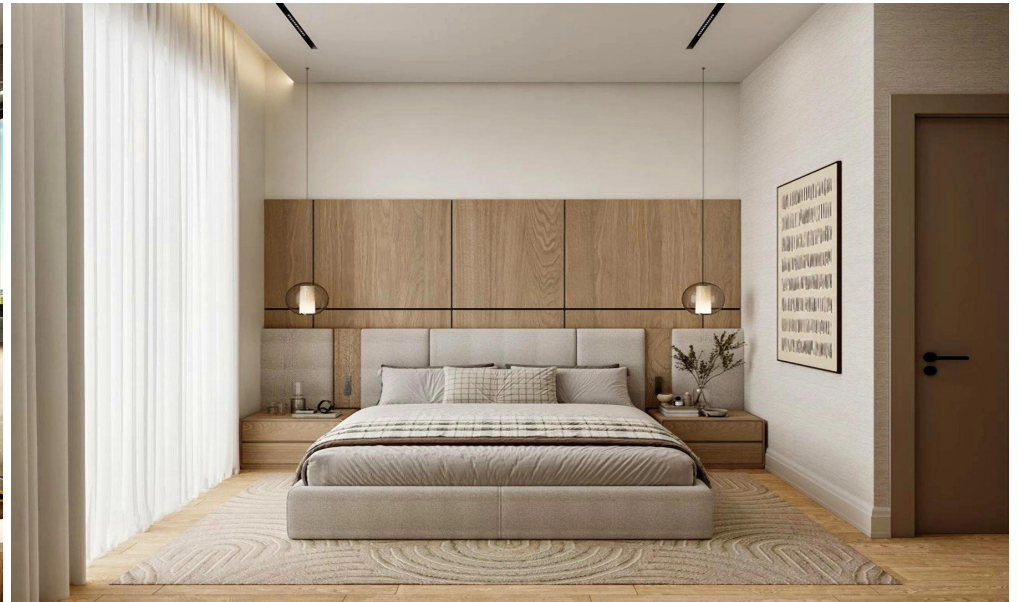
Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone:	<b>+35726080180, +35797612926</b>		

## Price change history

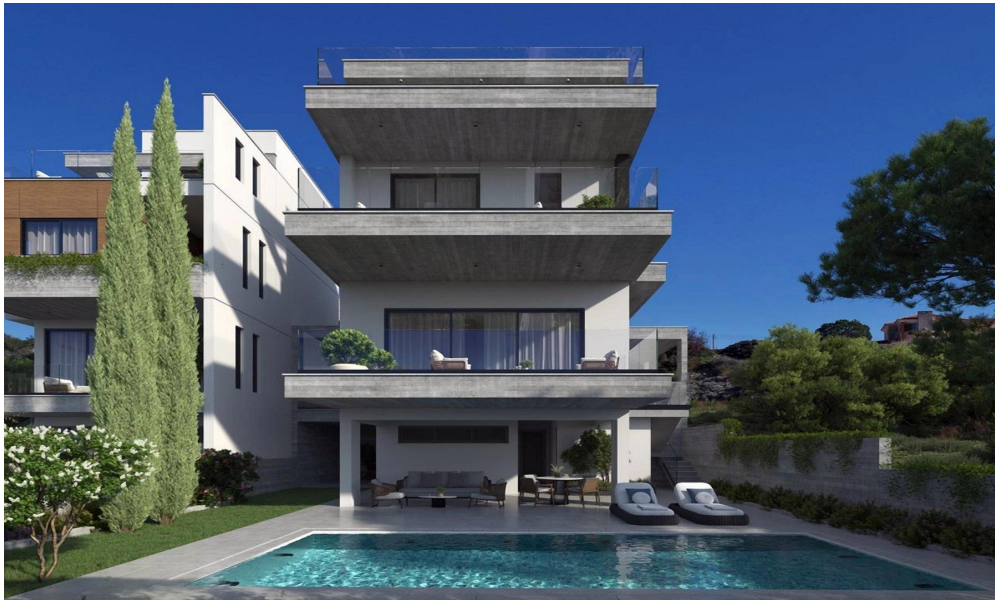
€950 000 on Apr 17, 2026





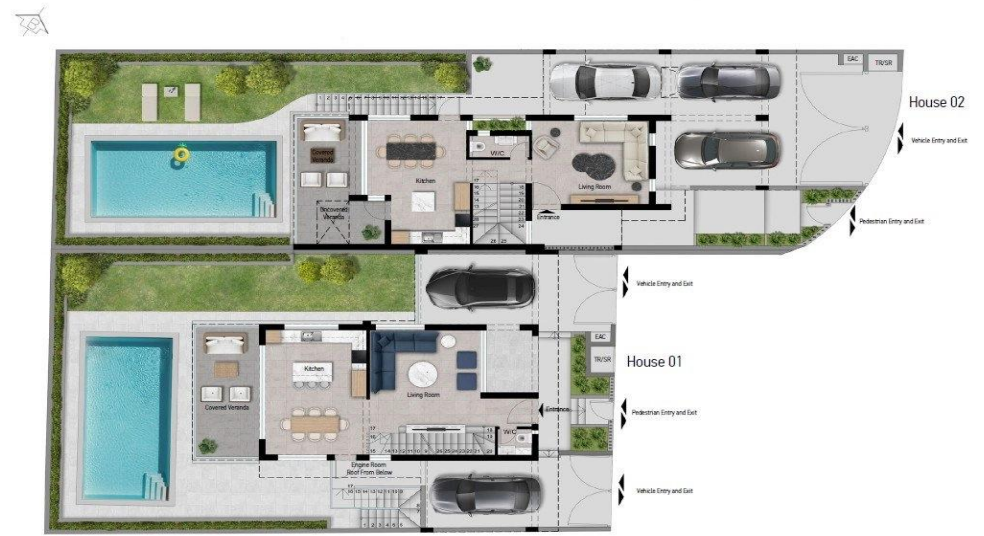








FIRST FLOOR FLOOR PLAN



GROUND FLOOR FLOOR PLAN



HOUSING FLOOR PLAN



ROOF GARDEN FLOOR PLAN