


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

A modern residence built in 2009, offering spacious interiors, and a green outdoor area in peaceful setting of prestigious area of Agios Athanasios. 

Property Features:

- 3 bedrooms
- 3 W/C
- Total covered areas: 176 m<sup>2</sup>
- Plot size: 286 m<sup>2</sup>
- Bright living areas with natural light
- Functional kitchen connected to the dining area
- Storage room
- Double glazing windows
- Covered parking
- Resale property, no VAT

### Outdoor Area:

- Small yard with Ideal for relaxation or outdoor entertaining

### Location Benefits:

- Quiet residential area in Agios Athanasios
- Close to al...

### Property Info

Covered Area	<b>176</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>286</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>18060</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

- Guest WC

**Location**

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

Coordinates: **34.709053 / 33.050797**

## Price: €570 000 + VAT

VAT for this property is **€40,289** or **€108,300**. 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>~€19 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 239.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€570 000 on Apr 23, 2026





