


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

A modern residence built in 2009, offering spacious interiors, and an 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 all ame...

**Property Info**

**Plot / Area Info**

**Additional info**

Covered Area **176**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Plot area **286**  
 Parking **Covered, Yes**

Reference Number **18060**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**  
 View **Sea view**

- Guest WC

**Location**

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

Coordinates: **34.709053 / 33.050797**

## Price: €510 000 + VAT

VAT for this property is **€36,048** or **€96,900**. 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>~€17 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 898.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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## Price change history

€570 000 on Apr 23, 2026

€510 000 on May 1, 2026





