

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

Located in the highly sought-after area of Agios Athanasios, this elegant 3-bedroom house offers a rare opportunity to acquire a beautifully designed residence with no VAT and separate Title Deeds — combining immediate ownership security with outstanding lifestyle appeal. Positioned in an elevated residential setting, the property enjoys captivating city and sea views while remaining close to everyday amenities and the heart of Limassol.

Designed with luxury specifications and generous proportions throughout, the home offers 176.18 sq.m. of internal living space, complemented by a 19.5 sq.m. covered veranda, set on a 371.5 sq.m. plot, with a total covered area of 195.68 sq.m. The...

#### Property Info

Covered Area	<b>196</b>
Covered Veranda	<b>20</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>372</b>
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#### Additional info

Reference Number	<b>244265</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

#### Amenities

#### Location

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

## Price: €660 000 + VAT

VAT for this property is **€54,686** or **€125,400**. 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>~€23 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 367.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€660 000 on May 1, 2026

















