


3 Bedroom House for Sale in Limassol - Agios Athanasios

For sale an exceptional fully furnished detached residence located in the prestigious Agios Athanasios seafront city-centre area, within a peaceful, affluent, and secure neighbourhood. Ideally positioned just minutes from the city centre and close to schools, parks, supermarkets, pharmacies, banks, restaurants, shopping facilities, offices, and the beach. 

The property offers approximately 600m² of beautifully maintained living space, featuring 3 spacious bedrooms plus an additional office or guest room, 2 large bathrooms, a guest WC, and generous indoor and outdoor living areas.

Finished to a high standard throughout, the home includes luxury furnishings, premium appliances...

Property Info

Covered Area **340**
 Heating **Central Heating, Yes**
 Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **530**
 Pool **Yes**
 Parking **Covered, Yes**

Additional info

Reference Number **31206**
 Property type **House**
 Condition **Pre-Owned**
 Bathrooms **2**

Amenities

- Guest WC

Location

Location: Limassol - Agios Athanasios Region: **Limassol**
Coordinates: **34.692931182055 / 33.070103144884**

Price: €3 500 000 + VAT

VAT for this property is **€448,824** or **€665,000**. 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	~€136 600.00	Common expenses	None
		Price per SQM	€10 294.00/m²		

Representative: Kazo Real Estate

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Price change history

€3 500 000 on May 26, 2026









