

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

Exclusive Luxury Villas with Panoramic Mediterranean Views – Agios Athanasios, Limassol



This elegant villa is located in the prestigious Agios Athanasios area of Limassol, offering a perfect blend of sophisticated design, comfort, and breathtaking sea vistas. Crafted to meet the highest standards, the villa presents an exceptional living experience defined by spaciousness, luxury finishes, and seamless integration with the surrounding natural beauty.

Generous living areas flow effortlessly into outdoor terraces, allowing residents to fully enjoy the serene Mediterranean landscape. Every detail has been carefully considered to create a harmonious environment where elegance ...

### Property Info

Covered Area	<b>246</b>
Covered Veranda	<b>49</b>
Uncovered Veranda	<b>130</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>485</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>5649</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>3</b>

### Amenities

- Balcony

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.728987 / 33.065328**

## Price: €1 700 000 + VAT

VAT for this property is **€177,878** or **€323,000**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 911.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€1 610 000 on Dec 8, 2023

€1 700 000 on Feb 6, 2024





