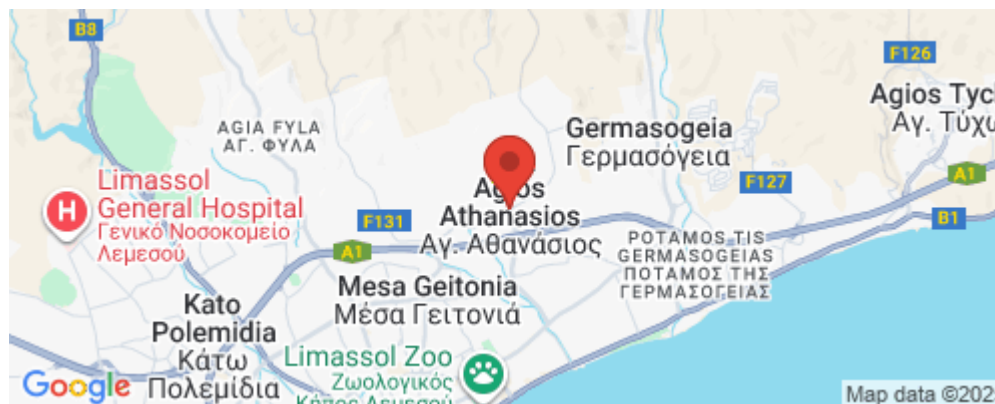


## 4 Bedroom House for Sale in Limassol - Agios Athanasios

Designed with a contemporary look, in a prime location, providing luxury living, comfort, and functionality. Constructed with high quality standards in workmanship, top grade materials and Class A Energy Certificate these residences are ideal for families.



A contemporary-designed villa with a beautiful garden, a double-covered garage, large terraces, and an optional pool. On the ground floor, it features a spacious open-plan living room, dining room, a family sitting area, a modern kitchen, a laundry room, and an office room, all with a view of the garden. It also includes a guest WC. On the first floor, you'll find four bedrooms: the master bedroom with a walk-in wardrobe an...

### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>544</b> |
| Covered Veranda   | <b>108</b> |
| Uncovered Veranda | <b>100</b> |

### Plot / Area Info

|           |             |
|-----------|-------------|
| Plot area | <b>1012</b> |
|-----------|-------------|

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>6218</b>               |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>3</b>                  |

### Amenities

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** **34.7109373 / 33.0597452**

## Price: €2 430 000 + VAT

VAT for this property is **€367,895** or **€461,700**. 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>€4 467.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€2 250 000 on Dec 24, 2023

€2 430 000 on Sep 2, 2025





