

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

This lovely resale link-detached house is in the sought after location of Agios Athanasios. The property is well maintained and well-appointed. Comfortable sitting/lounge/dining areas, separate fully equipped kitchen with two way access to the gardens/pool area with full privacy. Guest wc. The upper level has 4 bedrooms, master en suite and main bathroom, utility area. External stair case has a maids quarter with bedroom/shower/wc. The property is fully central heated, a/c throughout, double glazed bi-folding patio doors, photovoltaic system for very cheap energy consumption. Front landscaped gardens with front patio seating area.



### Property Info

Covered Area	<b>200</b>
Covered Veranda	<b>20</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>422</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>H-121644</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Guest WC

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
 Coordinates: **34.67658508 / 33.00725943**

## Price: €1 200 000 + VAT

VAT for this property is **€102,000** or **€228,000**. 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>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 000.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€750 000 on Jul 13, 2023  
 €1 200 000 on Nov 18, 2025











