

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

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 and an en-suite bathroom, along with three additional bedrooms, each with a wardrobe area and an en-suite bathroom. The house also encompasses a basement apartment with one bedroom, an en-suite bathroom, a living room, a laundry room, and a storage room....

### Property Info

Covered Area **544**  
Heating **Yes**

### Plot / Area Info

Plot area **1012**  
Pool **Private, Yes**

### Additional info

Reference Number **48891**  
Property type **House**  
Condition **Under Construction**  
Construction Year **2026**  
Bathrooms **5+**

### Amenities

- Storage room

### Location

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

## 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: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€2 250 000 on May 24, 2024  
 €2 430 000 on Jun 28, 2025





