

## 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 living room, dining room, a family sitting area, a modern kitchen, 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, another bedroom with en suite, along with two additional bedrooms that share a common bathroom.

The house also encompasses a basement with one room, a bathroom, a laundry room and a storage room.

Key Features

Class A' Energy Certificate

Underfloor heati...

### Property Info

Covered Area **292**  
Heating **Yes**

### Plot / Area Info

Plot area **533**  
Pool **Private, Yes**

### Additional info

Reference Number **48896**  
Property type **House**  
Condition **Under Construction**  
Construction Year **2025**  
Bathrooms **3**

### Amenities

- Storage room

### Location

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

## Price: €1 010 000 + VAT

VAT for this property is **€119,263** or **€191,900**. 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>€3 459.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€950 000 on May 24, 2024  
 €980 000 on Jul 6, 2024  
 €1 010 000 on Jun 28, 2025

