


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

Luxurious Villa in Agios Athanasios Discover luxury encapsulated within this modern 4-bedroom villa, perfectly positioned in the sought-after region of Agios Athanasios. With unmatched views of the sea and the urban horizon, and just a quick 5-minute drive from the highway, this residence is the essence of convenience meets opulence. 

### Property Info

Covered Area **230**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **550**  
 Pool **Yes**

### Additional info

Reference Number **231317**  
 Property type **House**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **4**

### Amenities

### Location

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

## Price: €3 000 000 + VAT

VAT for this property is **€296,087** or **€570,000**. 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>€13 043.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€3 000 000 on Jun 10, 2024





