

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

Elegant 4-Bedroom Apartment in Ayios Athanasios Hills ✖

This exceptional 4-bedroom apartment offers a rare combination of generous space, refined design, and breathtaking sea views from one of Limassol’s most prestigious hillside neighbourhoods. Thoughtfully crafted for families who value comfort, privacy, and a higher standard of living, the apartment delivers an elevated lifestyle defined by quality, modern aesthetics, and everyday practicality.

Inside, the expansive open-plan living area welcomes you with natural light from large floor-to-ceiling openings, creating a seamless flow between the lounge, dining area, and contemporary kitchen. The layout is designed to accommodat...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>209</b>            |
| Covered Veranda   | <b>13</b>             |
| Uncovered Veranda | <b>5</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>396</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>6235</b>               |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>3</b>                  |

### Amenities

- Parking

### Location

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

## Price: €825 000 + VAT

VAT for this property is **€73,855** or **€156,750**. 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>€3 947.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€760 000 on Sep 10, 2024

€795 000 on Dec 18, 2024

€825 000 on Sep 2, 2025

