

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

For sale is a stunning detached villa in the desirable area of Agios Athanasios. This modern property, completed in 2023, boasts a generous internal space of 200 m<sup>2</sup>, featuring four spacious bedrooms and two stylish bathrooms. It's key ready, allowing you to move in without delay.

There are four bedrooms, three situated on the first floor, and one on the ground floor, each with its own en-suite bathroom, featuring top quality Laufen Sanitary ware and glass shower cabinets from Epiphaniou.

The master bedroom also has a free-standing bath and a separate shower, as well as a walk in wardrobe.

The house benefits from underfloor heating, raised ceilings, hidden Mitsubis...

### Property Info

Covered Area  
Furnishing  
Heating  
Air Conditioning

**200**  
**Furnished**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Pool  
Parking

**433**  
**Yes**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms  
View

**27707**  
**House**  
**Pre-Owned**  
**4**  
**City view**

### Amenities

- Garden

### Location

**Location:** Limassol - Agios Athanasios **Region:** Limassol  
Coordinates: **34.72475 / 33.232559**

## Price: €1 400 000 + VAT

VAT for this property is **€119,000** or **€266,000**. 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 Price per SQM	<b>~€52 600.00</b> <b>€7 000.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

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## Price change history

€1 500 000 on Dec 24, 2024

€1 400 000 on Nov 18, 2025









