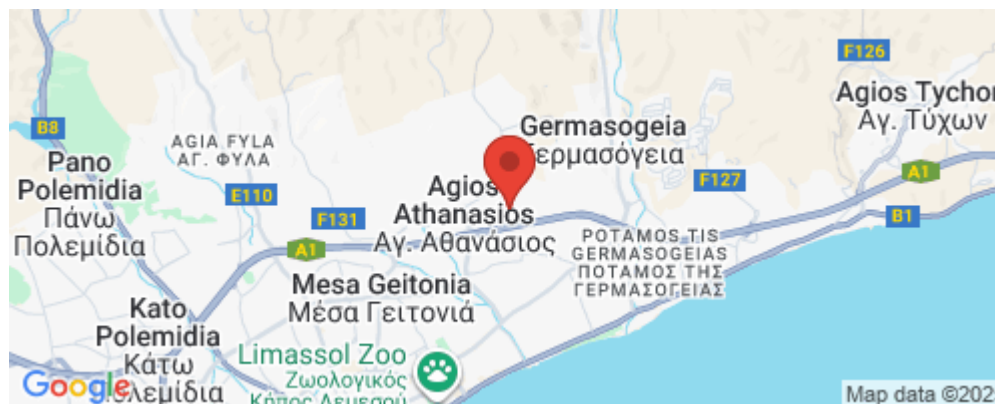


## 4 Bedroom House for Sale in Limassol - Agios Athanasios

This 4 Bedroom house nested in the heart of Agios Athanasios, Limassol. Boasting contemporary design and luxurious comforts, this house promises an exquisite living experience tailored to modern lifestyles. Situated in Agios Athanasios, one of Limassol's most prestigious residential areas the project presents an exceptional investment opportunity.

This unique house provides the perfect balance of tranquility and convenience with easy access to environmental treasures such as the sandy beaches, educational institutions like Grammar school and a plethora of amenities including banks, boutiques, supermarkets, cafes and restaurants, bakeries and pharmacies.



### Property Info

Covered Area	<b>160</b>
Covered Veranda	<b>15</b>
Uncovered Veranda	<b>33</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Additional info

Reference Number	<b>234267</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>4</b>

### Amenities

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.710675193414 / 33.067545537919**

Region: **Limassol**

## Price: €625 000 + VAT

VAT for this property is **€36,719** or **€118,750**. 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>€3 906.00/m²</b>		

## Representative: MySpace

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

## Price change history

€595 000 on Jan 23, 2025  
 €625 000 on Aug 20, 2025



HOUSE 3











HOUSE 3



HOUSE 1

