

4 Bedroom House for Sale in Limassol - Agios Athanasios

Discover your dream home in this magnificent detached villa located in the sought-after area of Agios Athanasios. This spacious property, with an internal area of 340 m2, boasts four generous bedrooms and three well-appointed bathrooms, providing ample space for families or those who love to entertain.



Set on a large plot, the villa features beautifully landscaped gardens and a private swimming pool, perfect for relaxing on sunny days. Built in 1995, the property has been lovingly maintained, ensuring comfort and modern living. The central air conditioning system guarantees a cool and comfortable environment year-round.

- •4 bedrooms
- •3 bathrooms
- •Internal ...

Property Info		fo	Additional info	
340 Central Heating, Yes All rooms, Yes	Plot area Pool Parking	659 Yes Covered, Yes	Reference Number Property type Condition	10589 House Pre-Owned
	Central Heating, Yes	340 Plot area Central Heating, Yes Pool	Central Heating, Yes Pool Yes	340 Plot area 659 Reference Number Central Heating, Yes Pool Yes Condition

1/7

Amenities Location

• Guest WC

Location: Limassol - Agios Athanasios Region: Limassol

Coordinates: **34.709053** / **33.050797**





Price: €1 200 000 + VAT

VAT for this property is €153,882 or €228,000. 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	Excluded	Title transfer fee	~€44 600.00	Common expenses	None
		Price ner SOM	€3 529.00/m²		None

Representative: Kadis Estates

Registration number	506	Email	info@kadis.com.cy
License number	62/E	Legal name	N/A

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Price change history

€950 000 on Feb 27, 2025 €1 200 000 on Aug 8, 2025



































