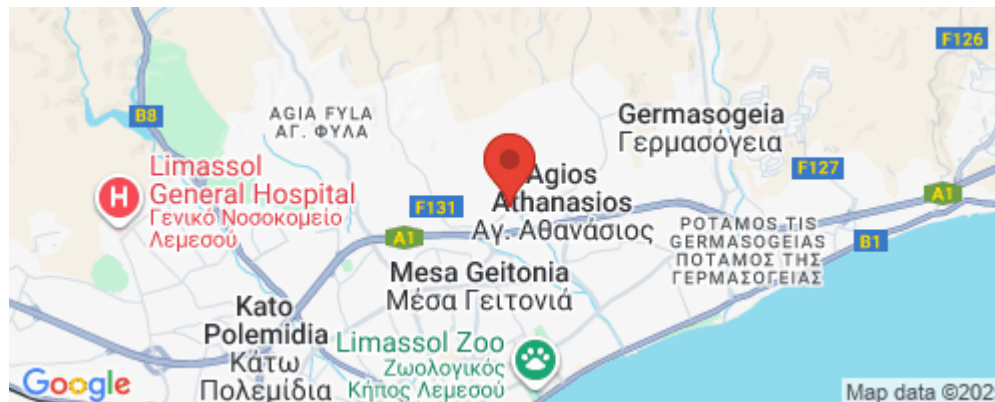


## 4 Bedroom House for Sale in Limassol - Agios Athanasios

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

Covered Area	<b>340</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>659</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>10589</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Guest WC

### Location

**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	<b>Excluded</b>	Title transfer fee	<b>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 529.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

## Price change history

€950 000 on Feb 27, 2025

€1 200 000 on Aug 8, 2025











