


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

For sale is a stunning villa currently under construction, set to be completed in 2027. This modern home boasts a spacious internal area of 261 square meters and features four well-designed bedrooms and five bathrooms, ensuring ample space for comfortable living. 

Located in the desirable area of Agios Athanasios, this villa offers a serene atmosphere while being close to essential amenities. The neighborhood is known for its beautiful landscapes and proximity to key city areas, making it a perfect blend of tranquility and accessibility.

The property will sit on a large plot, allowing for outdoor living and entertainment. Key features include a central air conditioning system...

### Property Info

Covered Area	<b>263</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>610</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>25681</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.727523958528 / 33.064046942648**

Region: **Limassol**

## Price: €2 675 000 + VAT

VAT for this property is **€294,657** or **€508,250**. 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>€10 171.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€2 415 000 on Mar 22, 2025

€2 675 000 on May 28, 2026

