

4 Bedroom House for Sale in Limassol - Agios Athanasios

Experience the essence of luxury, where a premium lifestyle awaits you. Immerse yourself in the exquisite charm of individually designed villas, meticulously crafted to perfection. The privileged location of these villas, discover the most sought-after address in Cyprus, offering breathtaking views of the glistening Mediterranean Sea. Enjoy the serenity while still being within reach of the vibrant city life. Every residence is distinct in its design, with breathtaking architecture that complements the surrounding beauty. The homes are meticulously crafted to meet the highest standards of quality and attention to detail. Explore our exquisite selection of villas, each boasting 4, 5, or 6 ...



Property Info

Covered Area	292
Covered Veranda	56
Uncovered Veranda	130
Total Number of Floors	2
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	484
Pool	Yes

Additional info

Reference Number	2926
Property type	House
Condition	Under Construction
Bathrooms	2

Amenities

- Garden

Location

Location: Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.728999947278 / 33.065333973347**

Price: €1 725 000 + VAT

VAT for this property is **€203,692** or **€327,750**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€5 908.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€1 725 000 on Apr 8, 2025





Villa 9B Ground Floor

Plot Size	484m ²
Bedrooms	3 +
Bathrooms	3 + 1 WC

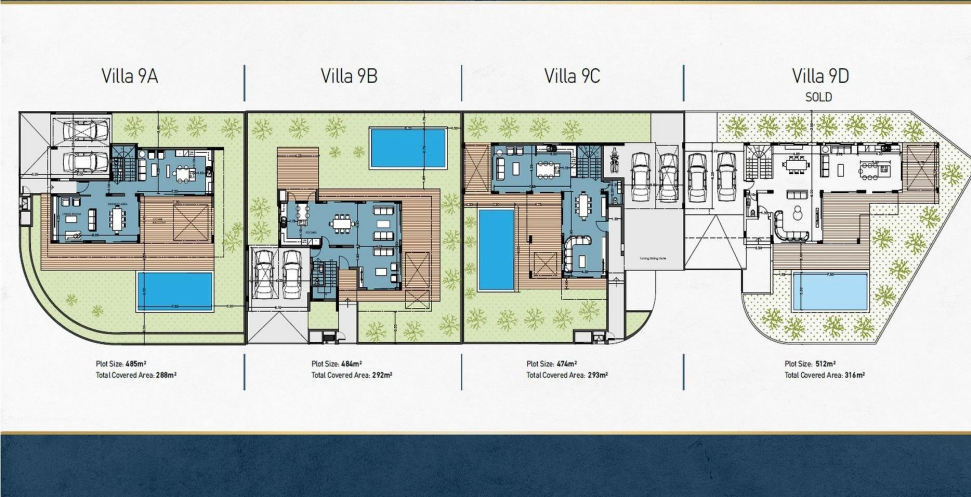
GROUND FLOOR	
Covered Area	92m ²
Covered Veranda	25m ²
Un - Covered Veranda	120m ²

UPPER FLOOR	
Covered Area	104m ²
Covered Veranda	31m ²
Un - Covered Veranda	10m ²

Covered Parking	40m ²
Covered Internal Area	196m ²
TOTAL COVERED AREA	292m²



Site Plan PHASE 1 - PLOT 9



Villa 9B Upper Floor

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