

## 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           | <b>293</b>                     |
| Covered Veranda        | <b>67</b>                      |
| Uncovered Veranda      | <b>130</b>                     |
| Total Number of Floors | <b>2</b>                       |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>474</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>2928</b>               |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>3</b>                  |

### Amenities

- Garden

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.729017582388 / 33.065333973347**

Region: **Limassol**

**Price: €1 725 000 + VAT**

VAT for this property is **€204,115** 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 | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 887.00/m<sup>2</sup></b> |                 |             |

**Representative: RealDeal Estates**

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

**Price change history**

€1 725 000 on Apr 8, 2025



### Villa 9C Ground Floor

|                           |                         |
|---------------------------|-------------------------|
| Plot Size                 | 474m <sup>2</sup>       |
| Bedrooms                  | 3 +                     |
| Bathrooms                 | 3 + 1 WC                |
| <b>GROUND FLOOR</b>       |                         |
| Covered Area              | 99m <sup>2</sup>        |
| Covered Veranda           | 27m <sup>2</sup>        |
| Un-Covered Veranda        | 120m <sup>2</sup>       |
| <b>UPPER FLOOR</b>        |                         |
| Covered Area              | 101m <sup>2</sup>       |
| Covered Veranda           | 40m <sup>2</sup>        |
| Un-Covered Veranda        | 10m <sup>2</sup>        |
| Covered Parking           | 26m <sup>2</sup>        |
| Covered Internal Area     | 200m <sup>2</sup>       |
| <b>TOTAL COVERED AREA</b> | <b>293m<sup>2</sup></b> |



### Site Plan PHASE 1 - PLOT 9

### Villa 9C Upper Floor

|                           |                         |
|---------------------------|-------------------------|
| Plot Size                 | 474m <sup>2</sup>       |
| Bedrooms                  | 3 +                     |
| Bathrooms                 | 3 + 1 WC                |
| <b>GROUND FLOOR</b>       |                         |
| Covered Area              | 99m <sup>2</sup>        |
| Covered Veranda           | 27m <sup>2</sup>        |
| Un-Covered Veranda        | 120m <sup>2</sup>       |
| <b>UPPER FLOOR</b>        |                         |
| Covered Area              | 101m <sup>2</sup>       |
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