

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

Modern four-bedroom villa for sale in a new residential complex in the area of Agios Athanasios, Limassol. This detached villa is designed to a high architectural and engineering standard and belongs to the energy efficiency category of Class A. The price includes: an individual photovoltaic panel system, underfloor heating system and hidden air conditioners that provide a high level of comfort, energy efficiency and aesthetics. The villa has two covered parking spaces, floor-to-ceiling panoramic windows, spacious terraces with scenic views and a private green area that creates a sense of privacy and harmony with nature. At the request of the buyer, it is possible to install a private pool ...

### Property Info

Covered Area	<b>330</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>136874</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### Amenities

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**

**Price: €815 000 + VAT**

VAT for this property is **€102,986** or **€154,850**. 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>€2 470.00/m<sup>2</sup></b>		

**Representative: DOM Real Estate**

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**Price change history**

€815 000 on Apr 8, 2025





