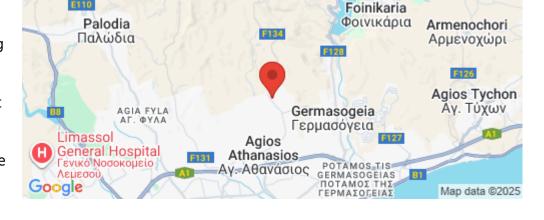


## 4 Bedroom House for Sale in Limassol - Agios Athanasios

Discover a spacious 4-bedroom villa nestled in the sought-after area of Agios Athanasios, Limassol. Set on a generous 1,200m² plot, this beautifully maintained home offers 380m² of total living space, combining comfort, privacy, and elegance in a peaceful residential setting. Ideal for families, the villa is just a short walk from Foley's Private School and surrounded by lush greenery and parkland. Inside, you'll find a bright and airy layout across two levels, including four bedrooms, three bathrooms, and a guest WC. The semi-equipped kitchen invites personalization, while the fully furnished interiors are ready for immediate move-in.



Relax in the private pool, enjoy pa...

Property Info		Plot / Area Info		Additional info	
				Reference Number	p66500
Covered Area	306	Plot area	1200	Property type	House
				Bathrooms	3

Amenities Location

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

Coordinates: **34.7257** / **33.0628** 



Price: €1 800 000 + VAT

VAT for this property is **€218,471** or **€342,000**. 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 Excluded

Title transfer fee ~€68 600.00

Price per SQM €5 882.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€1 800 000 on May 8, 2025





















