

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

Elegant 5-Bedroom Villa with Sea View in Agios Athanasios – Near Foley's School Built on a 760 m<sup>2</sup> plot, this 350 m<sup>2</sup> home features four generously sized en-suite bedrooms, each offering privacy and comfort, plus an additional room that can be used as a guest bedroom or home office. The master suite includes a walk-in closet, and all bedrooms are equipped with built-in wardrobes. The property boasts a large, separate kitchen, a bright and open-plan living and dining area, and high-end finishes throughout. Comfort is ensured year-round with central heating (petrol), air conditioning in all rooms, and solar panels for hot water. Additional features include a security alarm system and el...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>350</b>			Property type	<b>House</b>
Total Number of Floors	<b>2</b>	Plot area	<b>760</b>	Condition	<b>Pre-Owned</b>
Furnishing	<b>Partially furnished</b>	Pool	<b>Private, Yes</b>	Construction Year	<b>2009</b>
Energy Efficiency	<b>B</b>	Parking	<b>Covered, Uncovered, Yes</b>	Bathrooms	<b>4</b>
Heating	<b>Central Heating, Yes</b>			View	<b>Mountains view, Sea view</b>

Amenities	Location
<ul style="list-style-type: none"><li>• Air Conditioning</li><li>• Balcony</li><li>• BBQ zone</li><li>• Fireplace</li><li>• Garden</li><li>• Guest WC</li><li>• Heating</li><li>• Parking</li><li>• Pool</li></ul>	<b>Location:</b> Limassol - Agios Athanasios Region: <b>Limassol</b> Coordinates: <b>34.72246 / 33.05285</b>

## Price: €1 050 000 + VAT

VAT for this property is **€136,500** or **€199,500**. 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>~€38 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 000.00/m<sup>2</sup></b>		

## Price change history

€1 050 000 on May 23, 2025









