


## 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

Covered Area	<b>350</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Partially furnished</b>
Energy Efficiency	<b>B</b>
Heating	<b>Central Heating, Yes</b>

### Plot / Area Info

Plot area	<b>760</b>
Pool	<b>Private, Yes</b>
Parking	<b>Covered, Uncovered, Yes</b>

### Additional info

Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2009</b>
Bathrooms	<b>4</b>
View	<b>Mountains view, Sea view</b>

### Amenities

- Air Conditioning
- Balcony
- BBQ zone
- Fireplace
- Garden
- Guest WC
- Heating
- Parking
- Pool

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.72246 / 33.05285**

## 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









