

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

A modern 4 bed plus 1 detached villa in the Agios Athansios area of Limassol, Close to all amenities.



Plot from 240m2 and covered area from 315m2.

Technical Specifications:

Energy efficiency "A" 2 YEARS GUARANTEE Austrian photovoltaic system 3KW German insulation 10cm (ClimaPlus - Thrakon) German solar panels & Italian pressure pipe Italian manifolds & multilayer pipe-in-pipe system with aluminium layer (Giacomini) Italian waterproofing system (Copernit) Belgium waterproof parquet with a LIFETIME warranty (Quick-Step) Insulated bricks and windows BIG budget for sanitary, ceramics & tiles (€55/m²) BOSCH home appliances (fridge, wa...

### Property Info

Covered Area **315**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **240**  
Parking **Covered, Yes**

### Additional info

Reference Number **11410**  
Property type **House**  
Condition **Brand New**  
Bathrooms **4**

### Amenities

### Location



- Balcony

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.717372697549 / 33.040212276626**

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## Price: €690 000 + VAT

VAT for this property is **€85,100** or **€131,100**. 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>€2 190.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€690 000 on May 30, 2025

