

4 Bedroom House for Sale in Limassol - Agios Athanasios

Reference ID: #SA36632Price details: €3,200,000Located in the prestigious residential area of Agios Athanasios, this exceptional villa offers unobstructed sea views, complete privacy, and an elevated lifestyle.Built accross two adjoining plots with a total area of 1.299 sq.m, the property features generous indoor and outdoor spaces, combining timeless architecture with modern comforts.Situated in a quiet and elevated part of Agios Athanasios, just minutes from top schools, city amenities, and the Limassol town center. Key Features:Expansive open-plan living and dining areas with natural light and garden accessMain kitchen with high-end appliances, plus two utility kitchens (one on each...

Property Info		Plot / Area Info		Additional info	
				Reference Number	SA36632
Covered Area	486	Plot area	1299	Property type	House
Total Number of Floors	2			Condition	Pre-Owned
				Bathrooms	5+
Amenities		Location			
		Location: Limassol - Agios Athanasios		Region: Limassol	
		Coordinates: 34.727450944834 / 33.064038015738			

Price: €3 200 000 + VAT

VAT for this property is **€469,728** or **€608,000**. 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	~€124 600.00	Common expenses	None
		Price per SQM	€6 584.00/m²		

Representative: Smart Assets

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Price change history

€3 200 000 on Jun 4, 2025





