

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

Reference ID: #SA36632 Price details: €3,200,000 Located in the prestigious residential area of Agios Athanasios, this exceptional villa offers unobstructed sea views, complete privacy, and an elevated lifestyle. Built across 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. Located 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 access. Main kitchen with high-end appliances, plus two utility kitchens (one on each...)

**Property Info****Plot / Area Info****Additional info**

Covered Area

**486**

Plot area

**1299**

Reference Number

**SA36632**

Total Number of Floors

**2**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**5+****Amenities****Location****Location:** Limassol - Agios AthanasiosRegion: **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 | <b>Excluded</b> | Title transfer fee<br>Price per SQM | <b>~€124 600.00</b><br><b>€6 584.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Smart Assets

|                            |              |            |                                |
|----------------------------|--------------|------------|--------------------------------|
| Registration number        | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number             | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

## Price change history

€3 200 000 on Jun 4, 2025





