

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. 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 access Main kitchen with high-end appliances, plus two utility kitchens (one on each... ✖

Property Info

Covered Area
Total Number of Floors

486
2

Plot / Area Info

Plot area **1299**

Additional info

Reference Number
Property type
Condition
Bathrooms

SA36632
House
Pre-Owned
5+

Amenities

Location

Location: Limassol - Agios Athanasios
Coordinates: **34.727450944834 / 33.064038015738**

Region: **Limassol**

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





