

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

Located in a quiet residential area of Agios Athanasios, this spacious 323m<sup>2</sup> home sits on an 806m<sup>2</sup> plot, offering easy access to schools and all amenities. The property features large private gardens, a covered pergola with built-in BBQ, and an external maid's quarters. ✖

While in need of modernization, it offers excellent potential. The ground floor includes a bedroom with en-suite shower and WC, a generous living/dining area, a separate fully equipped kitchen with a TV room and fireplace, and a utility room.

Upstairs comprises three bedrooms, including a master with en-suite, a main bathroom, a landing with a sitting/TV area, and a high-ceiling loft that can serve as an ...

**Property Info**

Covered Area

**323**

Furnishing

**Partially furnished**

Heating

**Central Heating, Yes**

Air Conditioning

**All rooms, Yes****Plot / Area Info**

Plot area

**806**

Parking

**Covered, Yes****Additional info**

Reference Number

**29852**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**3****Amenities**

• Guest WC

**Location****Location:** Limassol - Agios Athanasios Region: **Limassol**Coordinates: **34.709053 / 33.050797**

## Price: €980 000 + VAT

VAT for this property is **€122,485** or **€186,200**. 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 Price per SQM	<b>~€35 800.00</b> <b>€3 034.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

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## Price change history

€1 120 000 on Jun 7, 2025

€980 000 on Nov 18, 2025

