

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

Located in a quiet residential area of Agios Athanasios, this spacious 323m² home sits on an 806m² 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		Plot / Area Info		Additional info	
Covered Area	323			Reference Number	29852
Furnishing	<b>Partially furnished</b>	Plot area	806	Property type	House
Heating	Central Heating, Yes	Parking	Covered, Yes	Condition	<b>Pre-Owned</b>
Air Conditioning	All rooms, Yes			Bathrooms	3

Amenities Location

**Location:** Limassol - Agios Athanasios Region: **Limassol** 

Coordinates: 34.709053 / 33.050797

Guest WC



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	Excluded	Title transfer fee	~€35 800.00	Common ovnences	None
		Price per SOM	€3 034.00/m <sup>2</sup>	Common expenses	

## **Representative: FOX**

Registration number	488	Email	info@foxrealty.com.cy
License number	344/E	Legal name	FOX Smart Estate Agency Network Ltd

Phone: +35726940150, +35725267777, +35725760781

## **Price change history**

€1 120 000 on Jun 7, 2025 €980 000 on Nov 18, 2025



