

4 Bedroom House for Sale in Limassol - Agios Athanasios

For sale a modern luxury 4 bedroom villa in Agios Athanasios, close to schools and all the main amenities of the city center. The villa is built on a large plot and has its own swimming pool and large terraces. The villa offers stunning views of Limassol city center and the Mediterranean Sea. The interior has been custom designed, with improved finishes throughout the house. It is located just a 2-minute drive from Foley School and a 5-minute drive from the gymnasium. Covered area: 222 m2 Covered veranda: 54 m2 Covered parking: 31 m2 Outdoor veranda: 75 m2Property features: Sea view from all rooms; VRV; Underfloor heating; Decorative lighting; Suspended ceilings with spotlights; Heated to...

Property Info

| | |
|-------------------|-----------------------|
| Covered Area | 351 |
| Furnishing | Unfurnished |
| Energy Efficiency | A |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|---------|---------------------|
| Parking | Covered, Yes |
|---------|---------------------|

Additional info

| | |
|------------------|------------------|
| Reference Number | 159981 |
| Property type | House |
| Condition | Brand New |
| Bathrooms | 4 |

Amenities

Location

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

Price: €2 000 000 + VAT

VAT for this property is **€260,342** or **€380,000**. 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.

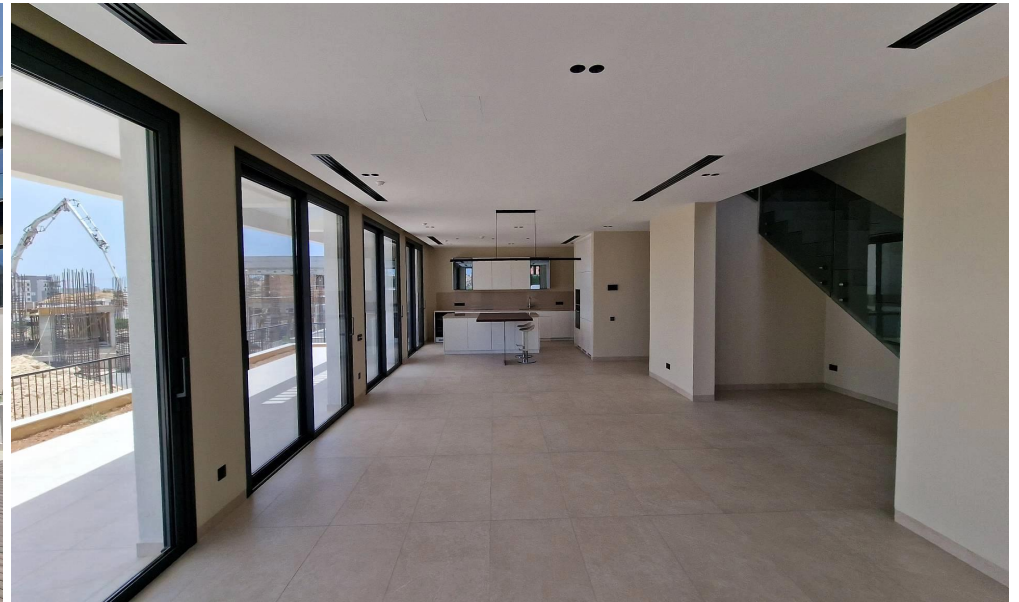
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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €5 698.00/m² | | |

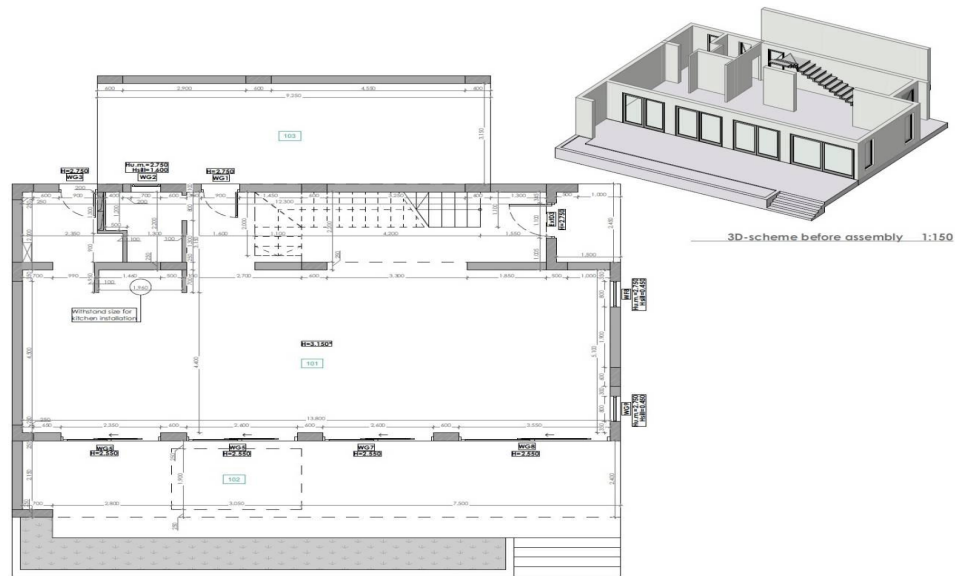
Representative: DOM Real Estate

| | | | |
|-----------------------------|--------------|------------|------------------------|
| Registration number | 397 | Email | info@dom.com.cy |
| License number | 338/E | Legal name | N/A |
| Phone: + 35796644888 | | | |

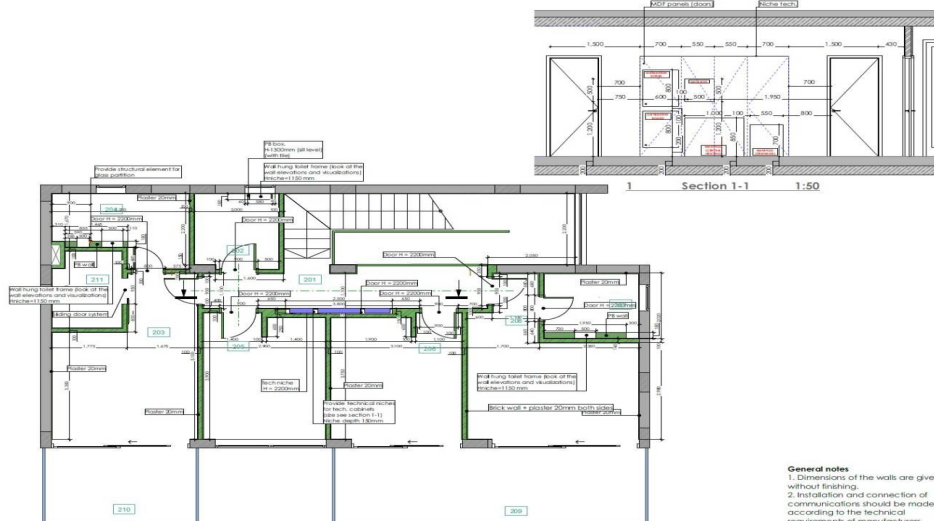
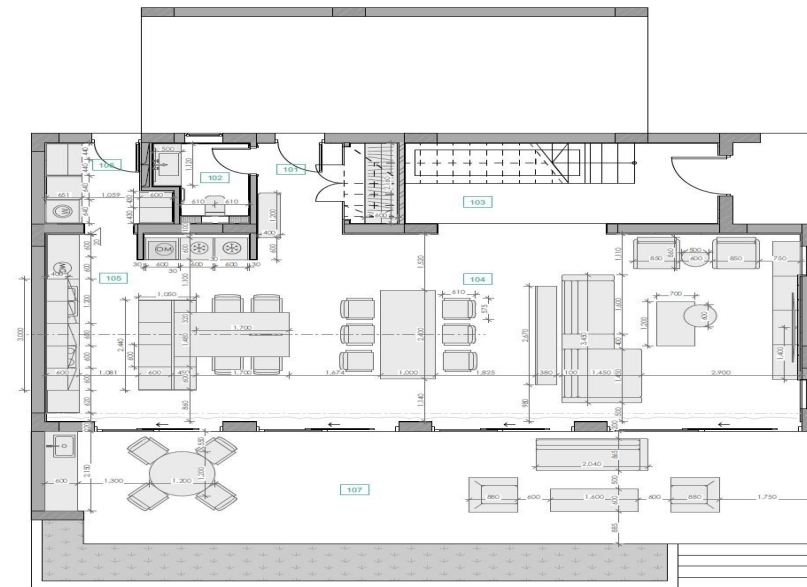
Price change history

€2 000 000 on Jun 12, 2025





1. Measurement plan 1:70



General notes

1. Dimensions of the walls are given without finishing.
2. Installation and connection of communications should be made according to the technical requirements of manufacturers.
3. The plan is not for details manufacture. **Recommendation with actual dimensions is required.**
4. Height and width of all the doorways are preliminary and should be agreed with door manufacturer.
5. With broadening apertures of walls and beams should be reinforced.