

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

For sale is a modern three-storey four-bedroom villa in the prestigious area of Agios Athanasios (Limassol). Beautiful view of the sea and the city, five minutes from the exit to the highway. A swimming pool and a barbecue area for outdoor recreation. It is fully equipped with air conditioning. Photovoltaic system to save energy, as well as double windows. Elevator from the parking lot to the roof garden. Spacious parking for 4 places. Delivery to the owner 16 months after signing

### Property Info

Covered Area	<b>400</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>164614</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### Amenities

### Location

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

## Price: €2 500 000 + VAT

VAT for this property is **€343,750** or **€475,000**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 250.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
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## Price change history

€2 500 000 on Jul 4, 2025





