

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

A two-storey villa with four bedrooms, offering an internal area of 153.3 m<sup>2</sup>, is situated on a 197.6 m<sup>2</sup> plot.



This residential complex is located in a high-quality community, surrounded by a quiet environment, far away from the hustle and bustle, while having convenient living facilities. It consists of eight elegant villas of distinctive appearance design.

The ingenious and exquisite architectural style endows the entire community with a unique charm.

The indoor space is equally excellent, offering spacious three-bedroom and four-bedroom layouts that are perfect for family living or long-term investment. Open and transparent layout, combined with fine decoration de...

### Property Info

Covered Area	<b>167</b>
Uncovered Veranda	<b>32</b>
Total Number of Floors	<b>2</b>

### Plot / Area Info

Plot area	<b>167</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>7703</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

### Amenities

- Roof Garden

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.717584832793 / 33.046596065039**

## Price: €550 200 + VAT

VAT for this property is **€35,351** or **€104,538**. 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>~€18 608.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 295.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

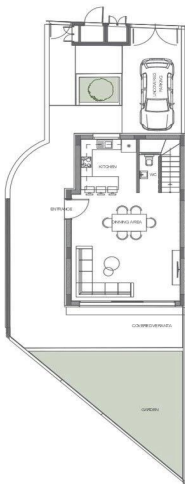
€516 700 on Jul 15, 2025  
 €550 200 on Dec 26, 2025



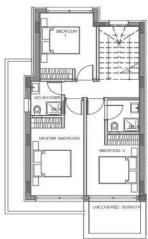
House1

Floors	3
Bedrooms	3+1
Bathrooms	4
Covered Internal (sq.m.)	153.3
Covered Veranda (sq.m.)	9.2
Parking Covered (sq.m.)	14.2
Roof Garden Uncovered Veranda (sq.m.)	32.55
Total Covered (sq.m.)	176.70
Total Area (sq.m.)	209.25
Plot (sq.m.)	197.6
swimming pool	no

Ground Floor



1st Floor



Roof Garden

