

4 Bedroom House for Sale in Limassol District

Spacious 3+3 Bedroom Villa in Agios Athanasios with Panoramic Sea Views

Modern furnished villa built in 2021 with a smart layout, panoramic windows, and designer finishes. Lived in less than 2 years — in “as new” condition, yet already tested for comfort and functionality.

Key Features:

Bedrooms: 3 upstairs + 3 on the basement level

Living area: 168 m² + basement 80 m²

Covered veranda 17 m², rooftop terrace 80 m²

Plot: 395 m², 4 floors

Year built: 2021

Distance to sea: 4.8 km

Location: Quiet residential area, only 5 minutes to Foley’s School and close to Limassol city centre.

Layout:

Basement: 3 rooms with n...

Property Info

Covered Area	253
Furnishing	Furnished
Heating	Yes
Air Conditioning	Yes

Plot / Area Info

Plot area	395
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Additional info

Reference Number	34704
Property type	House
Condition	Pre-Owned
Construction Year	2021
Bathrooms	4

Amenities

- Roof Garden

Location

Region: **Limassol**

Price: €1 380 000 + VAT

VAT for this property is **€147,655** or **€262,200**. 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	~€51 800.00	Common expenses	None
		Price per SQM	€5 455.00/m²		

Representative: 1st Class Homes

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Price change history

€1 350 000 on Jul 15, 2025
 €1 380 000 on Sep 10, 2025







