

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

For sale: Modern villa under construction in the sought-after area of Agios Athanasios, offering a peaceful lifestyle with easy access to all amenities.  This property boasts a spacious internal area of 190 m<sup>2</sup>, thoughtfully designed to provide comfort and functionality for any family.

The villa features four bedrooms and four bathrooms, allowing each member of the household their own private space. A basement adds extra flexibility for storage, a home gym, or entertainment needs. High-quality materials and a contemporary layout ensure a lasting and attractive home environment.

Agios Athanasios is known for its tranquil atmosphere, scenic views, and proximity to shops, schools...

### Property Info

Covered Area  
Heating  
Air Conditioning

**190**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Pool  
Parking

**250**  
**Yes**  
**Covered, Yes**

### Additional info

Reference Number **27462**  
Property type **House**  
Condition **Brand New**  
Bathrooms **4**

### Amenities

- BBQ zone

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.722983066117 / 33.053152647553**

Region: **Limassol**

## Price: €750 000 + VAT

VAT for this property is **€59,605** or **€142,500**. 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 Price per SQM	<b>None</b> <b>€3 947.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kazo Real Estate

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## Price change history

€750 000 on Aug 13, 2025









