

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

For sale is a modern villa currently under construction in the sought-after area of Agios Athanasios. With a spacious internal area of 195 m2, this property offers comfortable living for families or those seeking extra space. The villa includes four well-sized bedrooms and four bathrooms, providing privacy and convenience for all residents.



Designed with a thoughtful layout, the home features a practical basement, perfect for storage or a recreational area. Built to the highest standards, this villa will be completed in 2026 and enjoys underfloor heating throughout, ensuring comfort during every season. The property boasts an outstanding Energy Efficiency A+ rating, helping you sav...

Property Info		Plot / Area Info		Additional info	
Covered Area	195	Plot area	250	Reference Number	
Heating	Underfloor Heating, Yes	Pool	Yes	Property type	House
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition Bathrooms	Brand New 4

Amenities	Location
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• BBO zone Location: Limassol - Agios Athanasios Region: Limassol

Coordinates: 34.722983066117 / 33.053152647553



**Price: €780 000 + VAT** 

VAT for this property is €64,200 or €148,200. 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 None

Price per SQM €4 000.00/m²

Common expenses None

## **Representative: Kazo Real Estate**

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## **Price change history**

€780 000 on Aug 13, 2025











































