

## 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

Covered Area	<b>195</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>250</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>27491</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### Amenities

- BBQ zone

### Location

**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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 000.00/m<sup>2</sup></b>		

**Representative: Kazo Real Estate**

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**Price change history**

€780 000 on Aug 13, 2025









