

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

For sale: Modern villa under construction in the highly sought-after area of Agios Athanasios. This spacious property features a total internal space of 200 m<sup>2</sup>, thoughtfully designed to offer comfort and style across three levels, including a functional basement. With four bedrooms and four bathrooms, the home is perfect for families seeking privacy and convenience. X

The villa showcases contemporary architecture and boasts top-tier energy efficiency with an A+ rating. Enjoy the luxury of underfloor heating throughout the property, ensuring a warm and pleasant atmosphere all year round. Large windows bring in ample natural light, highlighting the clean lines and modern finishes.

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### Property Info

Covered Area **200**  
Heating **Underfloor Heating, Yes**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **275**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **27492**  
Property type **House**  
Condition **Brand New**  
Bathrooms **4**

### Amenities

- BBQ zone

### Location

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

Region: **Limassol**

## Price: €815 000 + VAT

VAT for this property is **€69,275** or **€154,850**. 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>€4 075.00/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

€815 000 on Aug 13, 2025









