


## 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 m², 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. 

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	<b>200</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>275</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>27492</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 075.00/m<sup>2</sup></b>		

**Representative: Kazo Real Estate**

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**Price change history**

€815 000 on Aug 13, 2025













