

## 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.



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		Plot / Area Info		Additional info	
Covered Area	200	Plot area	275	Reference Numbe	er <b>27492</b>
		i iot ai ca		Property type	House
Heating	Underfloor Heating, Yes	Pool	Yes		
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	<b>Brand New</b>
All Collaboration	All Ioollis, Tes	raikiliy	Covereu, res	Bathrooms	4

Amenities	Location	
BBQ zone	Location: Limassol - Agios Athanasios	Region: <b>Limassol</b>
	Coordinates: <b>34.722983066117</b> / <b>33.053152647553</b>	



**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	Excluded	Title transfer fee	None	Common ovnoncos	None
		Price per SQM	€4 075.00/m <sup>2</sup>	Common expenses	

## **Representative: Kazo Real Estate**

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## **Price change history**

€815 000 on Aug 13, 2025











































