


## 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. Featuring an internal space of 166 m<sup>2</sup>, this home offers four spacious bedrooms and four contemporary bathrooms, making it ideal for families or those who desire extra room for guests or a home office. 

Designed for comfort and energy efficiency, this villa holds an A+ energy rating. It is equipped with underfloor heating for cozy living year-round. The property comes with a private swimming pool, perfect for relaxation, and provides stunning panoramic views of the village and surrounding landscapes.

Agios Athanasios is known for its peaceful atmosphere and blend of tradition...

### Property Info

Covered Area	<b>166</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>415</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>27555</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** **34.713003751714 / 33.05691449616**

## Price: €1 100 000 + VAT

VAT for this property is **€69,843** or **€209,000**. 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>€6 627.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€1 100 000 on Aug 20, 2025







