

## 4 Bedroom House for Sale in Limassol

Villa is located in Agios Athanasios neighborhood, one of the most prestigious areas in Limassol, near the school. The 4-bedroom (plus a cinema room) panoramic cliff modern smart house is of minimalist aesthetic and technological innovation with automated audio control, voice lighting control and inside climate control systems. It also offers the in-voice control and home security. The architectural design ensures space and contemporary charm giving a feel of freedom. The kitchen and family rooms open directly onto a landscaped garden and private swimming pool with breathtaking views of the Mediterranean sea. The Project has EPC certificate with "A" Energy Efficiency Rating



## Price: €2 950 000 + VAT

VAT for this property is **€432,239** or **€560,500**. 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>~€114 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 108.00/m²</b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€2 950 000 on Aug 26, 2025







