

## 4 Bedroom House for Sale in Limassol

Modern villa with sea views, located in a pleasant residential area of Limassol, Sfalatziotissa, Agios Athanasios. The villa is nearby the new Private Foley's School, a 5-minute drive to the highway, linking all the major towns of the island, a 10-minute drive to the city centre and the sea. This villa is tastefully custom-designed according to the owners' preferences, with spacious living areas, luxurious finishing, high standard Italian built-in wardrobes and kitchen, expensive furniture, high-end electrical appliances and sanitary ware, wood and marble flooring, offering maximum comfort and coziness. First floor: a master bedroom with en suite shower, 2 more bedrooms, a family ...



### Property Info

Covered Area	<b>330</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area	<b>615</b>
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### Additional info

Reference Number	<b>027-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Limassol      Region: **Limassol**  
**Coordinates:** **34.6851 / 33.0442**

**Price: €2 500 000 + VAT**

VAT for this property is **€315,909** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 576.00/m<sup>2</sup></b>		

**Representative: Cyprus Developers Alliance (CDA Group)**

Registration number	<b>N/A</b>	Email	<b>cyp@cyprus-alliance.com</b>
License number	<b>N/A</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
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**Price change history**

€2 500 000 on Aug 26, 2025











