

## 4 Bedroom House for Sale in Limassol

This modern luxury 4 bedroom villa is located in the area of Agios Athanasios and will have stunning sea and city views. It is conveniently located in just 5 minutes from the highway. The villa will consist of 2 floors and the ground floor. All 4 large bedrooms will be with bathrooms. The property will have 4 covered parking spaces. Other specifications: Heated swimming pool BBQ area Sauna Roof garden A/C in all rooms Central underfloor heating Double glazed windows Photovoltaic system Smart House system Alarm system Solid granite worktops The Project has EPC certificate with "A" Energy Efficiency Rating.



### Property Info

Covered Area	<b>230</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area	<b>550</b>
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### Additional info

Reference Number	<b>S156-1</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: €3 000 000 + VAT**

VAT for this property is **€296,087** or **€570,000**. 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>~€116 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€13 043.00/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**

€3 000 000 on Aug 26, 2025



