


## 4 Bedroom House for Sale in Limassol - Agios Athanasios

For sale is a modern semi-detached house currently under construction in the sought-after area of Agios Athanasios. With a generous internal space of 172 m2, this home offers a perfect blend of comfort and style for families or those seeking extra space. The layout includes four spacious bedrooms and three well-designed bathrooms, ensuring convenience and privacy for everyone in the household. 

The property comes with an impressive private swimming pool 4x8, ideal for relaxing or entertaining guests in the warm climate. Built to the highest standards, it features an energy efficiency rating of A, which means lower energy bills and a reduced environmental impact. The house is of...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>172</b>                  |
| Furnishing       | <b>Unfurnished</b>          |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>470</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>30999</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

- Guest WC

### Location

**Location:** Limassol - Agios Athanasios    Region: **Limassol**  
**Coordinates:** **34.709053 / 33.050797**

**Price: €730 000 + VAT**

VAT for this property is **€49,572** or **€138,700**. 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>€4 244.00/m<sup>2</sup></b> |                 |             |

**Representative: FOX**

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

**Price change history**

€730 000 on Sep 6, 2025

