

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

- 4 Bedrooms
- 4 W/C
- Internal Area 394m2
- Covered veranda 92m2
- Uncovered Veranda 37m2
- Plot 1299m2
- Garden 990m2
- En Suite Bathroom
- Guest WC
- Covered Parking 3
- Storage



Luxury 4 Bedroom Two-Storey Villa with Panoramic View for Sale General Information Plot Size: 1,299 m<sup>2</sup> Covered Interior Spaces: 394 m<sup>2</sup> Covered Verandas: 92 m<sup>2</sup> Uncovered Verandas: 37 m<sup>2</sup> Various Utility and Storage Spaces Swimming Pool: 61 m<sup>2</sup> Garage enclosed Parking for 3 Cars Photovoltaic Borehole for endless Water supply.

### Property Description

This meticulously designed and fully renovated villa offers an exce...

### Property Info

Covered Area	<b>394</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1299</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>13794</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

### Location



• BBQ zone

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.726944360737 / 33.062030141033**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

**Price: €3 200 000 + VAT**

VAT for this property is **€437,442** or **€608,000**. 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>~€124 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 122.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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**Price change history**

€3 200 000 on Sep 10, 2025













