

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

For sale is a spacious resale house with a total internal space of 236 m<sup>2</sup>, located in the desirable area of Agios Athanasios. This property features four comfortable bedrooms and one bathroom, making it suitable for larger families or those in need of extra space. The home also includes a functional basement, ideal for storage or additional living needs.



Built in 2006, the house is offered unfurnished, allowing you to personalize the interior to your own taste. Its layout is both practical and inviting, with plenty of natural light throughout. The property is positioned close to the highway, making travel to other areas quick and easy, and amenities such as shops, schools, and ser...

### Property Info

Covered Area **236**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **370**  
 Parking **Covered, Yes**

### Additional info

Reference Number **31142**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **2**

### Amenities

- Guest WC

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** **34.706268089024 / 33.051667997955**

## Price: €450 000 + VAT

VAT for this property is **€45,458** or **€85,500**. 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>~€14 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 907.00/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> |
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## Price change history

€450 000 on Sep 13, 2025





