

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

Set in the picturesque hills of Ayios Athanasios, one of Limassol's most popular residential areas, stands a new complex of luxury houses and apartments boasting breathtaking sea views. These residences seamlessly blend tranquility with a high-quality lifestyle, offering an ideal retreat close to the city with easy access to the beach, the city center, and the highway.



Designed with a contemporary aesthetic, these homes exude luxury, comfort, and functionality. They are crafted with meticulous attention to detail, high quality standards in workmanship, and top-grade materials, while holding a Class A Energy Certificate showcases commitment to sustainable living.

Each pro...

### Property Info

Covered Area	<b>544</b>
Covered Veranda	<b>108</b>
Uncovered Veranda	<b>100</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1012</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>8658</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>5+</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.716373 / 33.061281**

## Price: €2 430 000 + VAT

VAT for this property is **€367,895** or **€461,700**. 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>€4 467.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€2 430 000 on Oct 8, 2025











