

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

The new residential complex of detached villas is set in the popular Agios Athanasios area in the heart of Limassol, presenting a charming and sought-after location. With its proximity to a host of amenities, including schools, shops, restaurants, and entertainment venues, this vibrant neighborhood offers the perfect balance between convenience and serenity.



These homes offer ample space for your family's needs. The ground floor features a spacious living room, a dining area perfect for entertaining guests, and a modern kitchen equipped with high-quality appliances. On the first floor, four well-appointed bedrooms, provide privacy and tranquility for every member of your famil...

### Property Info

Covered Area	<b>338</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>330</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>9422</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
**Coordinates: 34.716968 / 33.039771**

## Price: €990 000 + VAT

VAT for this property is **€126,591** or **€188,100**. 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>~€36 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 929.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€795 000 on Oct 8, 2025  
 €950 000 on Oct 22, 2025  
 €990 000 on Dec 2, 2025





