

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. X

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 family...

| Property Info | Plot / Area Info | Additional info |
|-------------------|-----------------------|---|
| Covered Area | 338 | Reference Number |
| Furnishing | Unfurnished | Property type |
| Energy Efficiency | A | Bathrooms |
| Air Conditioning | All rooms, Yes | 9422 House 3 |
| Plot area | 330 | |
| Parking | Covered, Yes | |

| Amenities | Location |
|-----------|---|
| • Parking | 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.

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|-----|-----------------|-------------------------------------|--|-----------------|-------------|
| VAT | Excluded | Title transfer fee Price per SQM | ~€36 200.00 €2 929.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

Representative: Cyprus Sotheby's International Realty

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|---------------------|--------------|------------|---------------------------------------|
| Registration number | 1013 | Email | info@cyprus-sothebysrealty.com |
| License number | 517/E | Legal name | ConceptRealty Ltd |

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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



