

4 Bedroom House for Sale in Limassol - Agios Athanasios

Discover this exceptional 4-bedroom luxury villa, nestled in the prestigious area of Agios Athanasios, Limassol. A true masterpiece of modern comfort and timeless elegance, this exclusive resale property is fully furnished and boasts an open-plan kitchen, two expansive living rooms, and an ensuite maid’s room. Designed to offer the highest level of sophistication, the villa is equipped with cutting-edge amenities, including a smart home system, central air conditioning, underfloor heating, and solar panels. The villa is perfectly suited for relaxation and entertainment, featuring a stunning overflow swimming pool, an outdoor dining area, and a dedicated space for hosting guests. With tw...



Property Info

Covered Area	493
Covered Veranda	89
Furnishing	Furnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	1078
Pool	Yes

Additional info

Reference Number	10687
Property type	House
Condition	Pre-Owned
Construction Year	2001-2010
Bathrooms	5+

Amenities

Location

Location: Limassol - Agios Athanasios Region: **Limassol**
Coordinates: 34.720013 / 33.050686

Price: €3 000 000 + VAT

VAT for this property is **€442,211** or **€570,000**. 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	Excluded	Title transfer fee	~€116 600.00	Common expenses	None
		Price per SQM	€6 085.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€3 000 000 on Oct 8, 2025













