

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

Located in prestigious Agios Athanasios, this three-story villa offers a rare opportunity to complete a luxury home tailored to your vision. The project  is already approved, with construction permits in place, allowing the future owner to personalize the final layout and finishes.

With panoramic sea and city views, the planned design includes four spacious bedrooms, five bathrooms, and a grand entrance hall leading to a dedicated office space. The separate kitchen with an island and breakfast area offers style and practicality, while the master suite with a walk-in closet enhances comfort and privacy.

Proposed features include a private gym, sauna, and a swimming pool under de...

### Property Info

Covered Area **496**  
 Furnishing **Unfurnished**

### Plot / Area Info

Plot area **900**  
 Pool **Yes**

### Additional info

Reference Number **11922**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **5+**

### Amenities

- Fireplace

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.72271 / 33.04939**

**Price: €1 200 000 + VAT**

VAT for this property is **€177,194** or **€228,000**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 419.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€1 200 000 on Oct 8, 2025













