


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: €1 100 000 + VAT

VAT for this property is **€162,427** or **€209,000**. 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	None	Common expenses	None
		Price per SQM	€2 218.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€1 200 000 on Oct 8, 2025
 €1 100 000 on Apr 23, 2026

