

4 Bedroom House for Sale in Limassol - Agios Athanasios

Discover a spacious 4-bedroom villa nestled in the sought-after area of Agios Athanasios, Limassol. Set on a generous 1,200m² plot, this beautifully maintained home offers 380m² of total living space, combining comfort, privacy, and elegance in a peaceful residential setting. Ideal for families, the villa is just a short walk from Foley's Private School and surrounded by lush greenery and parkland. Inside, you'll find a bright and airy layout across two levels, including four bedrooms, three bathrooms, and a guest WC. The semi-equipped kitchen invites personalization, while the fully furnished interiors are ready for immediate move-in.

Relax in the private pool, enjoy pa...

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German Medical Ins	stitute 🚇	F126
AGIA FYLA AΓ. ΦΥΛΑ Limassol General Hospital Γενικό Νοσοκομείο	Germasogeia Γερμασόγεια καλοσικ	
Λεμεσού Mesa G Μέσα Γε		Map data ©2025

Property Info Plot / Are		a Info	
Covered Area	306		
Covered Veranda	37		
Uncovered Veranda	38	Plot area	1200
Furnishing	Furnished	Pool	Yes
Heating	Autonomous Heating, Yes		
Air Conditioning	All rooms, Yes		

Additional info	
Reference Number	12679
Property type	House
Condition	Pre-Owned
Construction Year	1991-2000
Bathrooms	3

Amenities Location

Location: Limassol - Agios Athanasios Region: **Limassol**

Coordinates: 34.723721 / 33.060862



Price: €1 800 000 + VAT

VAT for this property is **€218,471** or **€342,000**. 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 ~€68 600.00

Price per SQM €5 882.00/m²

Common expenses None

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Price change history

€1 800 000 on Oct 8, 2025

















