

## 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 1,200m<sup>2</sup> plot, this beautifully maintained home offers 380m<sup>2</sup> 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...

### Property Info

|                   |                                |
|-------------------|--------------------------------|
| Covered Area      | <b>306</b>                     |
| Covered Veranda   | <b>37</b>                      |
| Uncovered Veranda | <b>38</b>                      |
| Furnishing        | <b>Furnished</b>               |
| Heating           | <b>Autonomous Heating, Yes</b> |
| Air Conditioning  | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |             |
|-----------|-------------|
| Plot area | <b>1200</b> |
| Pool      | <b>Yes</b>  |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>12679</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>1991-2000</b> |
| Bathrooms         | <b>3</b>         |

### 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 | <b>Excluded</b> | Title transfer fee | <b>~€68 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 882.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

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

## Price change history

€1 800 000 on Oct 8, 2025









