

## 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...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>306</b>			Reference Number	<b>12679</b>
Covered Veranda	<b>37</b>			Property type	<b>House</b>
Uncovered Veranda	<b>38</b>	Plot area	<b>1200</b>	Condition	<b>Pre-Owned</b>
Furnishing	<b>Furnished</b>	Pool	<b>Yes</b>	Construction Year	<b>1991-2000</b>
Heating	<b>Autonomous Heating, Yes</b>			Bathrooms	<b>3</b>
Air Conditioning	<b>All rooms, Yes</b>				

<b>Amenities</b>	<b>Location</b>
	<b>Location:</b> Limassol - Agios Athanasios Region: <b>Limassol</b>
	Coordinates: <b>34.723721 / 33.060862</b>

## 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 Price per SQM	<b>~€68 600.00</b> <b>€5 882.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>

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## Price change history

€1 800 000 on Oct 8, 2025





