

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

On the green slopes between Agios Athanasios and Mesa Geitonia, a boutique collection of just three villas introduces an elegant new way of living in Limassol. Surrounded mostly by private homes and leafy streets, the setting combines tranquility with central convenience, placing residents within minutes of leading schools, medical institutes, shopping centers, and the city's key business hub. Each villa has been individually designed to balance space, light, and privacy. Floor-to-ceiling windows bring daylight deep into the interiors, while open-plan layouts and refined finishes create a seamless sense of flow. Master bedrooms include walk-in wardrobes and en-suite bathrooms, whi...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>190</b>			Reference Number	<b>14632</b>
Furnishing	<b>Unfurnished</b>			Property type	<b>House</b>
Energy Efficiency	<b>A</b>	Plot area	<b>250</b>	Bathrooms	<b>4</b>
Heating	<b>Underfloor Heating, Yes</b>				
Air Conditioning	<b>All rooms, Yes</b>				

### Amenities

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
**Coordinates:** **34.722121 / 33.051605**

## Price: €750 000 + VAT

VAT for this property is **€59,605** or **€142,500**. 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>~€26 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 947.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€750 000 on Oct 9, 2025













