

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

Reference ID: #SA30076 Price details: €1,380,000 + VAT Modern custom designed home for sale with unobstructed sea views in a very prominent area in Agios Athanasios. Built to the highest standards with energy rating A+. Approx 200 square meters covered area, plot 433. Four large bedrooms each with their own en-suite, master with freestanding bath and separate shower one bedroom on the ground floor for guests. Master bedroom has free standing bath separate shower walk in wardrobe. House has underfloor heating, raised ceilings, hidden Mitsubishi from A/C units, aluminium windows, rolling shutters, private pool with water feature, big garden, double garage, built barbecue area with sink and powe...



### Property Info

Covered Area	<b>200</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>433</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA30076</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2023</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Garden

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.722347550407 / 33.063283106094**

**Region:** **Limassol**

## Price: €1 380 000 + VAT

VAT for this property is **€117,300** or **€262,200**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 900.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 500 000 on Oct 19, 2023

€1 380 000 on Jun 13, 2025







