

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

□ For Sale – Boutique Luxury Villa | Agios Athanasios, Limassol



□ Location: Agios Athanasios

□ Price: €750,000 VAT

□ Status: Under Construction August 2026

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□ A Boutique Living Experience

Set within an exclusive gated community of just three villas, offers refined detached homes in the highly sought-after area in Agios Athanasios. This premium location combines city convenience with suburban tranquillity—just minutes from top international schools, medical centers, business hubs, and all essential amenities.

□

□ Villa Highlights:

- 4 En-Suite Bedrooms
- 5+ Bathrooms
- Int...

### Property Info

Covered Area	<b>200</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>250</b>
Parking	<b>No</b>

### Additional info

Reference Number	<b>13410</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>4</b>

### Amenities

### Location



**Location:** Limassol - Agios Athanasios    **Region:** **Limassol**  
**Coordinates:** **34.7220833 / 33.0513333**

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## Price: €750 000 + VAT

VAT for this property is **€63,750** 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 750.00/m<sup>2</sup></b>		

## Representative: 4BuyandSell

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## Price change history

€750 000 on Oct 29, 2025



