

4 Bedroom House for Sale in Limassol - Agios Athanasios

 $\ \square$ For Sale – Boutique Luxury Villa | Agios Athanasios, Limassol

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☐ Location: Agios Athanasios

☐ Price: €750,000 VAT

☐ Status: Under Construction August 2026

☐ 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.

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☐ Villa Highlights:

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

Property Info		Plot / Area	Info	Additional info	
Covered Area	200			Reference Number	13410
Furnishing	Unfurnished	Plot area	250	Property type	House
Energy Efficiency	Α	Parking	No	Condition	Under Construction
Air Conditioning	All rooms, Yes			Bathrooms	4

Amenities

Location



Location: Limassol - Agios Athanasios Region: **Limassol**

Coordinates: **34.7220833** / **33.0513333**



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	Excluded	Title transfer fee	None	Common ovnoncos	None
		Price per SOM	€3 750,00/m ²	Common expenses	None

Representative: 4BuyandSell

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License number	506	Legal name	N/A

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Price change history

€750 000 on Oct 29, 2025

















