

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.

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□ Villa Highlights:

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

Property Info

Covered Area	200
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	250
Parking	No

Additional info

Reference Number	13410
Property type	House
Condition	Under Construction
Bathrooms	4

Amenities

Location



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

www.index.cy - All Cyprus Real Estate

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 expenses	None
		Price per SQM	€3 750.00/m²		

Representative: 4BuyandSell

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Price change history

€750 000 on Oct 29, 2025



