

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

Delivered in 2021, this modern villa offers the perfect combination of comfort, style, and functionality. Situated in one of Limassol's most privileged and central neighborhoods, it provides both exclusivity and convenience.

Plot Size: Very spacious with plenty of outdoor areas

Fully Furnished with elegant, high-quality pieces

Infinity Pool and landscaped outdoor space

4 Bedrooms (including a guest suite in the basement)

Basement Level: Gym area, sauna, wine storage, laundry & multiple storage rooms

4 Bathrooms

Covered Garage for 2 cars

Heating & Cooling: Underfloor heating and VRV air-conditioning

Bright & Mo...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>395</b>	Plot area	<b>1085</b>	Reference Number	<b>13847</b>
Furnishing	<b>Furnished</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Energy Efficiency	<b>A</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>5+</b>

Amenities	Location
• Storage room	<b>Location:</b> Limassol - Agios Athanasios Region: <b>Limassol</b>

## Price: €3 200 000 + VAT

VAT for this property is **€437,873** or **€608,000**. 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 Price per SQM	<b>~€124 600.00</b> <b>€8 101.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: 4BuyandSell

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## Price change history

€3 200 000 on Oct 29, 2025







