

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

This elegant 4-bedroom villa is located in the highly desirable residential area of Agios Athanasios, Limassol, offering modern comfort, privacy, and excellent energy efficiency. Built in 2020, the property is in excellent resale condition and is offered fully furnished, making it ready for immediate occupancy.

The villa features a covered area of 190 sq.m. and is set on a 440 sq.m. plot. It offers four spacious bedrooms, three bathrooms, and well-designed living spaces enhanced by a fireplace, creating a warm and inviting atmosphere. An attic/loft and storage room provide additional practical space.

Designed for year-round comfort, the property includes air conditioning in ...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>190</b>            |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>440</b> |
|-----------|------------|

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>241711</b>    |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2020</b>      |
| Bathrooms         | <b>3</b>         |

### Amenities

#### Location

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

## Price: €1 400 000 + VAT

VAT for this property is **€111,263** or **€266,000**. 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 | <b>~€52 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 368.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                 |
| License number                           | <b>1047</b>  | Legal name | <b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€1 400 000 on Jan 22, 2026

