

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

A spacious 4-bedroom villa for sale in a quiet Agios Athanasios area, just 5 minutes' drive from Limassol City Center. Built in 2012, the villa is in excellent condition and offers a covered area of 400 sqm on a plot of 806 sqm.

The villa features 4 bedrooms, 4 bathrooms, 4 toilets, and a large attic converted into a home cinema. Additional highlights include a fireplace, maid's house, garage for two cars, and a beautiful garden with mature trees, own well, and automatic watering system. The bedrooms feature walk-in wardrobes, and there is plenty of storage space throughout.

Other features include full air conditioning, provision for central heating, and a licensed swimmin...

### Property Info

Covered Area **400**  
 Furnishing **Furnished**  
 Energy Efficiency **B**

### Plot / Area Info

Plot area **806**  
 Pool **Yes**

### Additional info

Reference Number **242022**  
 Property type **House**  
 Condition **Pre-Owned**  
 Construction Year **2012**  
 Bathrooms **4**  
 View **Sea view**

### Amenities

- Fireplace

### Location

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

## Price: €1 250 000 + VAT

VAT for this property is **€171,875** or **€237,500**. 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>~€46 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 125.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€1 250 000 on Jan 30, 2026







