

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

Construction begins April 2026 and Delivery Expected Early 2028



For sale: Discover a stunning off-plan villa in the highly sought-after area of Agios Athanasios. This modern home offers 209 m<sup>2</sup> of internal space, thoughtfully designed for comfortable living. Enjoy the benefits of a private basement, providing extra space for storage or entertainment.

The villa boasts an energy efficiency rating of A, keeping your home cool in the summer and warm in the winter, with a central AC system for ultimate comfort. Step outside to your own private swimming pool or stay active in the dedicated gym area. Expansive windows offer breathtaking mountain, panoramic, and sea views, filling y...

### Property Info

Covered Area **209**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **30136**  
 Property type **House**  
 Condition **Brand New**  
 View **Sea view**

### Amenities

- Gym

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates: 34.727617140637 / 33.063024088875**

## Price: €950 000 + VAT

VAT for this property is **€85,045** or **€180,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 545.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€950 000 on Mar 4, 2026











BASEMENT FLOOR PLAN



GROUND FLOOR FLOOR PLAN



FIRST FLOOR FLOOR PLAN



ROOF GARDEN FLOOR PLAN



