

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

Construction begins April 2026 and Delivery Expected Early 2028



For sale off plan, this modern villa offers a total internal space of 236.3 m<sup>2</sup>, thoughtfully designed for comfortable living. The property features four bedrooms, each with its own en-suite bathroom, as well as a total of five bathrooms for added convenience. A spacious basement provides flexible space for storage or recreational use, and a dedicated gym area supports an active lifestyle.

Located in Agios Athanasios, a sought-after residential area known for its peaceful surroundings and easy accessibility. The neighborhood is close to the highway, allowing convenient connections to the city center and major de...

### Property Info

Covered Area	<b>236</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>306</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>30137</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
View	<b>Sea view</b>

### Amenities

- Gym

### Location

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

Region: **Limassol**

## Price: €950 000 + VAT

VAT for this property is **€95,966** 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>€4 025.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€950 000 on Mar 4, 2026

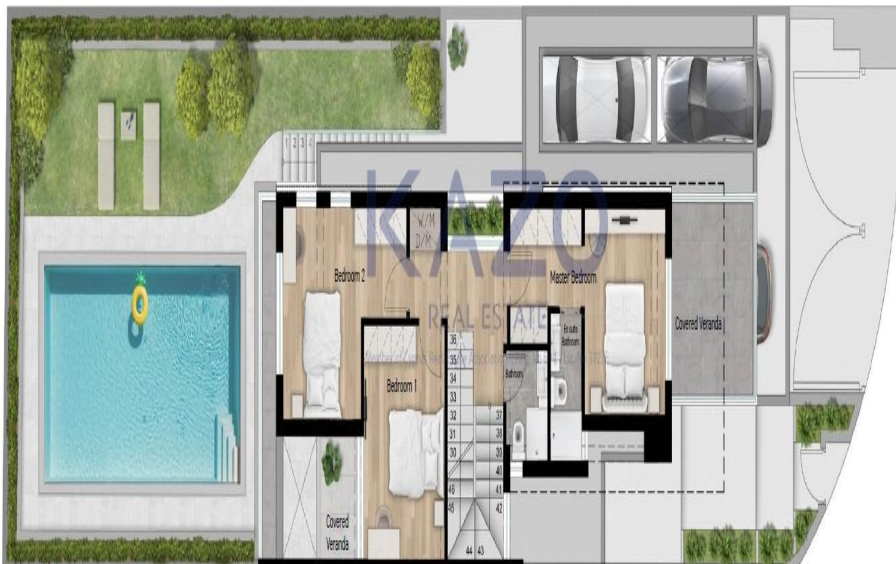












House 02



House 02



House 02

		HOUSE 2
Piece Area		306 m2
Basement Covered Indoors		70.00 m2
Basement Covered Outdoors		29.60 m2
Basement Uncovered Outdoors		109.10 m2
Ground Floor Covered Indoors		60.90 m2
Ground Floor Uncovered Interiors		66.50 m2
Ground Floor Uncovered areas		68.50 m2
1st Floor Covered Indoors		73.10 m2
1st Floor Covered Outdoor Areas		10.00 m2
1st Floor Uncovered areas		17.10 m2
Roof Garden Covered Indoors		32.30 m2
Roof Garden Uncovered areas	48.30 m2	62.90 m2