

4 Bedroom House for Sale in Limassol - Agios Athanasios

This beautifully maintained and recently upgraded 4-bedroom villa is located in the desirable area of Agios Athanasios, Limassol, offering privacy, comfort, and excellent long-term value.

Set on a generous 560 m² plot, the property features a 190 m² covered house surrounded by a landscaped garden that occupies half of the plot. The outdoor area is perfect for relaxing or entertaining, complete with a private swimming pool (10m x 4m) equipped with a modern salt chlorination system and an automated central irrigation system supported by a private water well.

The villa has been significantly upgraded in 2025, including external wall insulation for improved energy efficiency, ...

Property Info

Covered Area	190
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	560
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Additional info

Reference Number	243353
Property type	House
Condition	Pre-Owned
Construction Year	2001-2010
Bathrooms	3

Amenities

Location

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

Price: €1 260 000 + VAT

VAT for this property is **€100,137** or **€239,400**. 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	Excluded	Title transfer fee	~€47 000.00	Common expenses	None
		Price per SQM	€6 632.00/m²		

Representative: MySpace

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Price change history

€1 260 000 on Mar 20, 2026







