

## 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 m<sup>2</sup> plot, the property features a 190 m<sup>2</sup> 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	<b>190</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>560</b>
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### Additional info

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

### 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	<b>Excluded</b>	Title transfer fee	<b>~€47 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 632.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€1 260 000 on Mar 20, 2026







