


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

This exceptional 4-bedroom house in Agios Athanasios, Limassol is offered for sale, set on a generous 574 m<sup>2</sup> plot and offering a total covered area of 400 m<sup>2</sup>, including a 100 m<sup>2</sup> basement. 

Designed with a truly unique and distinctive architectural style, the property stands out with its impressive double-height ceiling of 8 meters in the main hall and large panoramic windows that flood the interiors with natural light, creating a bright and elegant living atmosphere.

The ground floor features a spacious living and dining area, a separate kitchen with its own sitting area and fireplace, and an additional room with a private bathroom, ideal as a guest bedroom or home office....

### Property Info

Covered Area	<b>400</b>
Total Number of Floors	<b>2</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area **574**

### Additional info

Reference Number	<b>12859</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Fireplace

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates: 34.70219464 / 33.07211993**

## Price: €1 400 000 + VAT

VAT for this property is **€192,500** or **€266,000**. 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>~€52 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 500.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€1 400 000 on Apr 9, 2026









