

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

Luxury 4 bedroom villa for sale in the prime location of Agios Athanasios, with stunning sea views, offering a serene living experience. The villa has been carefully designed for maximum comfort, functionality, efficiency and appearance. The living areas are designed as an open-plan space connected to large covered balconies and dedicated gardens covering most of the allocated areas. With floor-to-ceiling windows to soak up the sea view, large pools, barbecue area, spacious bedrooms and large closets. Designed to meet the highest quality standards and rated as energy efficient Class A+ villas, featuring photovoltaic panels, insulation throughout, electric vehicle chargers, energy-saving a...

### Property Info

Covered Area **249**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **211402**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **4**

### Amenities

### Location

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

## Price: €1 100 000 + VAT

VAT for this property is **€116,229** or **€209,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 418.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35796644888</b>			

## Price change history

€1 100 000 on Apr 12, 2026



