

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

Modern Two-Storey Family Home with Pool – Built in 2019

Discover this spacious and beautifully designed two-storey home, perfect for comfortable family living and entertaining.

### □ Property Details:

Land Area: 468 sqm  
 Internal Area: 287 sqm  
 Covered Verandas: 40 sqm  
 Year Built: 2019

### □ Ground Floor:

Step into a bright and welcoming sitting and dining area, ideal for hosting guests or relaxing with family. The separate kitchen offers practicality and space for everyday cooking. This level also includes one bedroom and a WC with shower—perfect for guests or multi-generational living.

### □ First Floor:

Upstairs, you’...

### Property Info

Covered Area **287**  
 Furnishing **Unfurnished**  
 Energy Efficiency **N/A**

### Plot / Area Info

Plot area **468**  
 Parking **Uncovered, Yes**

### Additional info

Reference Number **14760**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

### Amenities

- Balcony

### Location

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

## Price: €1 250 000 + VAT

VAT for this property is **€146,037** or **€237,500**. 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>~€46 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 355.00/m<sup>2</sup></b>		

## Representative: 4BuyandSell

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## Price change history

€1 250 000 on Apr 12, 2026







