

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

For sale: a house in the area of Agios Athanasios, Limassol. The building has a total covered area of 265 m<sup>2</sup> and sits on a plot of 375 m<sup>2</sup>. The second floor features four bedrooms and two bathrooms, including an en-suite shower in the master bedroom. The ground floor offers a spacious living room, office, kitchen, and guest WC. The basement of approximately 100 m<sup>2</sup> can be converted into a garage, sauna, gym, or additional living space. The third floor boasts a rooftop terrace with a pergola and barbecue area of about 100 m<sup>2</sup>. The property is equipped with photovoltaic panels, has a small garden, and ample parking. Located just one minute from the Agios Athanasios roundabout. Suitable for...

### Property Info

Covered Area	<b>465</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>213748</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

#### Location

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

## Price: €800 000 + VAT

VAT for this property is **€115,871** or **€152,000**. 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>~€28 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 720.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
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## Price change history

€800 000 on Apr 29, 2026

