

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

Modern custom designed home for sale with unobstructed sea views in a very prominent area in Agios Athanasios. Built to the highest standards with energy rating A+. Approx 200 square meters covered area, plot 433. Four large bedrooms each with their own en-suite, master with freestanding bath and separate shower one bedroom on the ground floor for guests. Master bedroom has free standing bath separate shower walk in wardrobe. House has underfloor heating, raised ceilings, hidden Mitsubishi from A/C units, aluminium windows, rolling shutters, private pool with water feature, big garden, double garage, built barbecue area with sink and power sockets. Italian kitchen, wardrobes and internal doo...

### Property Info

Covered Area	<b>200</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>433</b>
Pool	<b>Yes</b>
Parking	<b>No</b>

### Additional info

Reference Number	<b>5120</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2023</b>
Bathrooms	<b>4</b>
View	<b>Mountains view</b>

### Amenities

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** **34.722644421477 / 33.063274**

## Price: €1 380 000 + VAT

VAT for this property is **€117,300** or **€262,200**. 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>~€51 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 900.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€1 500 000 on Nov 13, 2023

€1 380 000 on Oct 29, 2024







