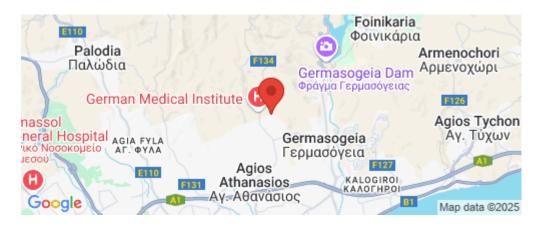
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### **4 Bedroom House for Sale in Limassol - Agios Athanasios**

Exclusive Luxury Villas with Panoramic Mediterranean Views – Agios Athanasios, Limassol



This elegant villa is located in the prestigious Agios Athanasios area of Limassol, offering a perfect blend of sophisticated design, comfort, and breathtaking sea vistas. Crafted to meet the highest standards, the villa presents an exceptional living experience defined by spaciousness, luxury finishes, and seamless integration with the surrounding natural beauty.

Generous living areas flow effortlessly into outdoor terraces, allowing residents to fully enjoy the serene Mediterranean landscape. Every detail has been carefully considered to create a harmonious environment where elegance ...

Property Info		Plot / Area II	nfo	Additional info	
Covered Area	246			Reference Number	5649
Covered Veranda	49	Plot area	485	Property type	House
Uncovered Veranda	130	Pool	Yes	Condition	<b>Under Construction</b>
Energy Efficiency	Α	Parking	Covered, Yes	Construction Year	2025
Air Conditioning	All rooms, Yes			Bathrooms	3
Amenities	Location				



• Balcony

Location: Limassol - Agios Athanasios Region: Limassol Coordinates: 34.728987 / 33.065328



#### Price: €1 700 000 + VAT

VAT for this property is €177,878 or €323,000. 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	Excluded	Title transfer fee Price per SQM	None €6 911.00/	/m²	None
Repres	entative: MySpace				
Registration	n number	229/E	Email	myspace.cyprus@gmail.com	
License nur	mber	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Itd	
Phone: +35	5795129336, +35799409010				

### **Price change history**

€1 610 000 on Dec 8, 2023 €1 700 000 on Feb 6, 2024

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