

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

Reference ID: #SA32901 Price details: €2,100,000 360 degrees view villa located in Agios Athanasios area (Sfalagiotissa). The villa provides the privilege of a unique location with an outstanding view of the whole city of Limassol. The villa consists of the following: · 3 kitchens: 1. Main, 2. small (ground floor) and another one small kitchen in the basement where there is a small apartment for a clean lady or whoever. · Basement: 2 covered parking spaces/wc/small kitchen/small room/storage area. · En Suite master bedroom with dressing room · Main bathroom (1st floor) with shower and a corner bath. · Electri...



### Property Info

Covered Area	<b>450</b>
Covered Veranda	<b>50</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>857</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA32901</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2011</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.722695076954 / 33.056013729149**

## Price: €2 100 000 + VAT

VAT for this property is **€301,000** or **€399,000**. 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>~€80 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 667.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€2 500 000 on Dec 23, 2023  
 €2 200 000 on Jun 15, 2024  
 €2 100 000 on Feb 27, 2025







