

## 6+ Bedroom House for Sale in Limassol - Agios Athanasios

This is a outstanding sea view bungalow in Agios Athanasios with covered area of 400m<sup>2</sup> and plot size 14,715m<sup>2</sup>. There is a separate guest house with 2 bedrooms, kitchen, bathroom. The house has an electric gated entry drive with double electric garage. The house offer 4 bedrooms, master bedroom en-suite with walk in wardrobes, c/h, a/c, full bathroom, guest wc, separate kitchen, utility room/laundry room, large sitting dining TV area with sliding patio doors which look out onto the 6x12 overflow swimming pool and panoramic views, outside there is shower/wc, BBQ area and bar Kiosk.



### Property Info

Covered Area **400**  
Furnishing **Unfurnished**

### Plot / Area Info

Plot area **14715**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **H-06-002-00195x**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **1**

### Amenities

- Guest WC

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
Coordinates: **34.67658508 / 33.00725943**

## Price: €3 500 000 + VAT

VAT for this property is **€481,250** or **€665,000**. 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>~€136 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 750.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€2 700 000 on Sep 4, 2023  
 €2 500 000 on Jan 17, 2024  
 €3 500 000 on Apr 3, 2026













