


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

This beautiful 4 bedroom villa is located on the hill top of Ayios Athanasios. On a plot of around 1150 m2 this house has a beautifully mature garden  with barbeque area, kiosk and indoor swimming pool. Underneath the house there is a contained apartment with 2 bedrooms, kitchen, bathroom and living area, with a separate entrance and driveway. There is under floor heating throughout and split unit a/c in all rooms of the house. There is a fire place in the living room, a separate kitchen and downstairs w/c with shower. Upstairs in the very spacious master bedroom there is an en-suite with jacuzzi and a large balcony overlooking the gardens. All rooms have fitted wardrobes, parke flooring a...

### Property Info

Covered Area	<b>760</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Plot area	<b>1150</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>H-06-016-00062</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

- Guest WC

### Location

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

## Price: €2 800 000 + VAT

VAT for this property is **€454,632** or **€532,000**. 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>~€108 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 684.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€2 800 000 on Sep 4, 2023













