

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

The property is located at Panthea hill at Agios Athanasios area, Limassol.

It is also very near the "THE GRAMMAR SCHOOL"

With an amazing view of Limassol and the sea, the property is built on 2 plots of land, 1245 square meters.

Total covered area is 687 square meters plus 110 square meters covered verandas and 50 square meters attic.

Large swimming pool 12m x 6m, steam bath, unique ventilation system,

Central floor heating, new split units A/C, extra gas water heater, large beautifully landscaped garden with panoramic sea views,

3 covered parking, large basement and laundry room

It has 7 bedrooms, 7 bathrooms, 8 toilets, 2 liv...



### Property Info

Covered Area	<b>687</b>
Covered Veranda	<b>110</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1245</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>H-101663</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>

### Amenities

- Guest WC

### Location

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

## Price: €2 700 000 + VAT

VAT for this property is **€430,467** or **€513,000**. 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>~€104 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 930.00/m²</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

€2 700 000 on Sep 4, 2023











