


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

Unfinished luxury villa in Agios Athanasios, boasting 3 floors, 4 bedrooms, 5 bathrooms, and a stunning sea view. The property sits on a generous 899-square-meter plot, with an internal space of 496 square meters. Features include a gym room, cava room, fireplace, and a pool. Positioned on a corner plot in a quiet dead-end street, this villa promises a super-luxurious living experience, awaiting your personal touch to complete its grandeur. 

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>496</b>                  |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>899</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>18193</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>5+</b>        |
| View             | <b>Sea view</b>  |

### Amenities

- Gym

### Location

**Location:** Limassol - Agios Athanasios    Region: **Limassol**  
**Coordinates:** **34.7109373 / 33.0597452**

## Price: €1 300 000 + VAT

VAT for this property is **€191,960** or **€247,000**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 621.00/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> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€1 300 000 on Jan 13, 2024



