

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

A beautiful Detached house located in Agios Athanasios , with full sea view. The house it has 3 levels on a large plot, ground floor with bright open plan living room,spacious kitchen ,one bedroom en-suite with dressing room ,leading out to a comfortable veranda offering full sea view where you can enjoy. There is also a guest WC and fire place offering very warm a cozy winter nights. First floor - 3 bedroom, master en-suite with Jacuzzi and dressing room and family bathroom with bath. Lower Ground Floor has one bedroom en-suite ,sauna leading out to the pool area and parking. Outside area - large garden , swimming pool , barbeque and 4 parking spaces - 2 covered ... ✖

### Property Info

|                        |                             |
|------------------------|-----------------------------|
| Covered Area           | <b>295</b>                  |
| Covered Veranda        | <b>75</b>                   |
| Uncovered Veranda      | <b>75</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>798</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>H-118609</b>  |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>4</b>         |

### Amenities

- Guest WC

### Location

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

## Price: €1 300 000 + VAT

VAT for this property is **€154,458** 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>~€48 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 407.00/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 Jul 11, 2023











