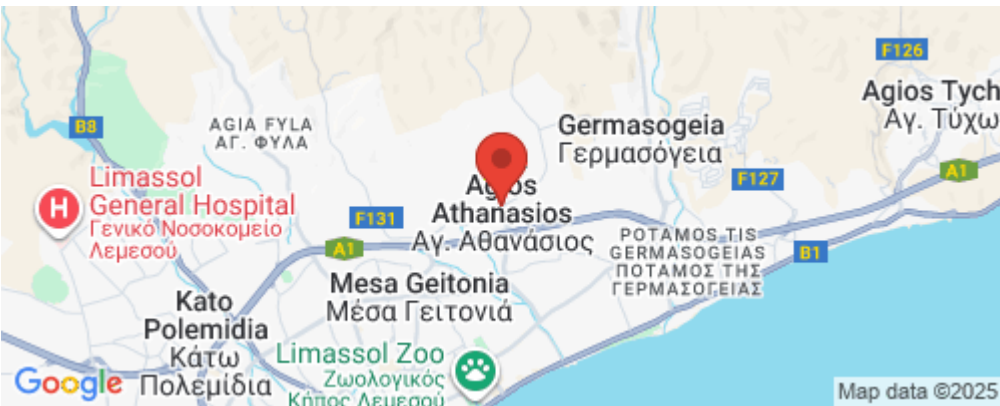


4 Bedroom House for Sale in Limassol - Agios Athanasios

Property Overview:
Presenting a stunning, custom-designed modern home that is ready to welcome you with open arms. Located in the highly sought-after area of Sfalangiotissa / Agios Athanasios, this architectural masterpiece is strategically situated just a 5-minute drive from Agios Athanasios roundabout, a mere 1-minute from Foleys School, and approximately 10 minutes from the inviting embrace of the beach. With meticulous attention to detail and constructed to the highest standards, this energy-efficient home boasts an impressive A+ energy rating. Offering around 200 square meters of internal living space (excluding verandas and garage) on a generous 433 square meter sea-view plot,...



Property Info

Covered Area	200
Furnishing	Partially furnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	433
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	2955
Property type	House
Condition	Pre-Owned
Bathrooms	4

Amenities

- Garden

Location

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

Price: €1 380 000 + VAT

VAT for this property is **€117,300** or **€262,200**. 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	Excluded	Title transfer fee	~€51 800.00	Common expenses	None
		Price per SQM	€6 900.00/m²		

Representative: Kadis Estates

Registration number	506	Email	info@kadis.com.cy
License number	62/E	Legal name	N/A
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Price change history

€1 500 000 on Jan 19, 2024
€1 380 000 on Nov 12, 2024





