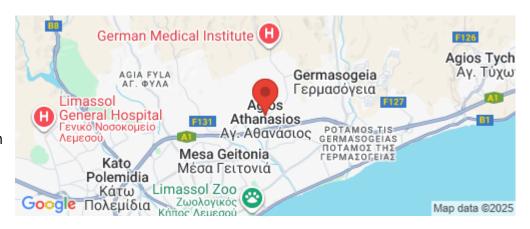


4 Bedroom House for Sale in Limassol - Agios Athanasios

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		Plot / Area Info		Additional info	
Covered Area	200	Diet area	422	Reference Number	2955
Furnishing	Partially furnished	Plot area	433 Yes	Property type	House
Heating	Underfloor Heating, Yes	Pool Yes Parking Cover		Condition	Pre-Owned
Air Conditioning	All rooms, Yes		Covered, Yes	Bathrooms	4

Amenities Location

• Garden 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 ovnences	None
		Price per SOM	€6 900.00/m²	Common expenses	None

Representative: Kadis Estates

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

Phone: **+35722344842**

Price change history

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























