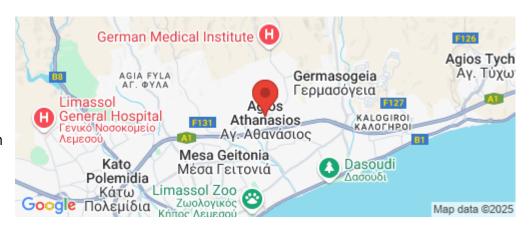


## **4 Bedroom House for Sale in Limassol - Agios Athanasios**

### **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	Distance	422	Reference Number	2955
Furnishing	Partially furnished	Plot area	433	Property type	House
Heating	<b>Underfloor Heating, Yes</b>	Pool	Yes	Condition	<b>Pre-Owned</b>
Air Conditioning	All rooms, Yes	Parking	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	~ <b>€51 800.00</b>	Common expenses	None
		Price per SOM	€6 900.00/m²		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















4/5









