

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

Indulge in the epitome of luxury living with this remarkable 3 bedroom villa nestled in the prestigious Paniotis Area. Immerse yourself in the beauty of an awe inspiring sea view that graces this stunning residence. Offering a harmonious blend of elegance and comfort this villa is designed to elevate your lifestyle. Experience the serenity of upscale living in a prime location where every detail is crafted to perfection. FEATURES Covered internal area 231 sq.m Covered verandas 45 sq.m Uncovered verandas 99 sq.m BBQ area Private swimming pool VRV system Underfloor heating Spacious master bedroom with en suite shower and walk in wardrobe Ready to move in

#### Property Info

Covered Area **231**  
Energy Efficiency **A**

#### Plot / Area Info

#### Additional info

Reference Number **VL32989**  
Property type **House**  
Condition **Brand New**  
Bathrooms **3**

#### Amenities

- Balcony

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**

## Price: €2 200 000 + VAT

VAT for this property is **€218,000** or **€418,000**. 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>€9 524.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

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## Price change history

€2 200 000 on Feb 3, 2024

