

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

Off plan 5 bedroom detached house in Agios Athanasios area of Limassol. The ground floor consists from a living/dinning area, an open plan kitchen, one bedroom and a shower with WC. On the first floor there are four good size bedrooms. The master bedroom has an en suite shower while the other 3 bedrooms are sharing a family bathroom. Energy efficiency "A" 2 YEARS GUARANTEE Austrian photovoltaic system 3KW German insulation 10cm (ClimaPlus - Thrakon) German solar panels & Italian pressure pipelalian manifolds & multilayer pipe-in-pipe system with aluminium layer (Giacomini) Italian waterproofing system (Copernit) Belgium waterproof parquet with a LIFETIME warranty (Quick-Step...)

| Property Info   |                       | Plot / Area Info                             |                     | Additional info         |                  |
|---|-----------------------|--|---------------------|-------------------------|------------------|
| Covered Area  | <b>192</b>            |  |                     | Reference Number        | <b>H-123507</b>  |
| Covered Veranda                                       | <b>71</b>             | Plot area                                    | <b>330</b>          | Property type           | <b>House</b>     |
| Furnishing  | <b>Unfurnished</b>    | Pool   | <b>Yes</b>          | Condition               | <b>Brand New</b> |
| Heating   | <b>Yes</b>            | Parking                                      | <b>Covered, Yes</b> | Bathrooms               | <b>1</b>         |
| Air Conditioning                                      | <b>All rooms, Yes</b> |  |                     |                         |                  |
| Amenities   |                       | Location                                     |                     |                         |                  |
| • Guest WC  |                       | <b>Location:</b> Limassol - Agios Athanasios |                     | Region: <b>Limassol</b> |                  |
| Coordinates: <b>34.711870134602 / 33.053264679023</b> |                       |  |                     |                         |                  |

## Price: €990 000 + VAT

VAT for this property is **€79,819** or **€188,100**. 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<br>Price per SQM | <b>None</b><br><b>€5 156.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€745 000 on Sep 4, 2023  
€795 000 on Feb 9, 2024  
€950 000 on Nov 18, 2025  
€990 000 on Nov 28, 2025

