

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

This newly built four-bedroom villa is situated in the Agios Athanasios area of Limassol. It boasts a separate guest area, a swimming pool, three bathrooms, a utility room, a laundry area, and central heating. The construction utilized high-quality building materials, and the house is well-insulated. Within walking distance, all necessary infrastructure is conveniently accessible. The covered area of the villa spans 340 square meters, nestled on a 350-square-meter plot of land. Title deeds are available, ensuring a smooth transaction process.



### Property Info

Covered Area **340**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **350**  
 Pool **Yes**

### Additional info

Reference Number **7315**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **4**

### Amenities

#### Location

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

## Price: €1 270 000 + VAT

VAT for this property is **€162,859** or **€241,300**. 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>~€47 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 735.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€1 270 000 on Apr 6, 2024







