

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

We are happy to present you this beautiful, under construction, modern Design with luxury specification, two bedroom townhouse, located in one of the most exclusive areas in Limassol, Agios Athanasios. X

This beautiful project is consisting of a 4 same design townhouses. Each one owns a land of around 200sqm and has an internal area of 100sqm plus 20sqm covered veranda plus an additional 30sqm roof garden.

On the first level each house has a nice modern design open plan kitchen with living room and dinning area. Through big sliding windows you have access to the nice back yard which optionally you can have your private swimming pool, barbecue area and the nice garden.

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<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>100</b>			Reference Number	<b>24712</b>
Furnishing	<b>Unfurnished</b>	Plot area	<b>200</b>	Property type	<b>House</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>3</b>

### **Amenities**

- Guest WC

### **Location**

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

## Price: €490 000 + VAT

VAT for this property is **€24,500** or **€93,100**. 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 Price per SQM	<b>None</b> <b>€4 900.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€350 000 on Apr 12, 2024  
€395 000 on May 23, 2024  
€420 000 on Jul 20, 2024  
€490 000 on Nov 18, 2025









