

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

3 floors House for SALE at Ayios Athanasios area in Limassol.

Ground floor (190 sq mtrs)

Includes: 2 bedrooms, 2 bathrooms (shower and bath), large kitchen with sitting room, fireplace.

Middle floor and top floor (550 sq mtrs)

Middle floor includes big kitchen with dining room, barbeque area just outside the kitchen, very large sitting/dining room with fire place and guests WC.

Top floor includes a very big verandah with a magnificent sea view. 4 bedrooms, master bedroom with ensuite Jacuzzi and shower. Extra bathroom for the other 3 bedrooms. Storage facility and very big wooden wardrobes.

Central under floor heating

Split unit air-condi...

### Property Info

Covered Area	<b>740</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>1155</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>15591</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

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

## Price: €3 150 000 + VAT

VAT for this property is **€509,108** or **€598,500**. 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>~€122 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 257.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€3 500 000 on May 22, 2024  
 €2 900 000 on Sep 30, 2025  
 €3 150 000 on Oct 1, 2025















