

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

Situated in a great hill of Ayios Athanasios, Sfalaggiotissa area, Limassol, with excellent sea view, ten minutes' drive east of the town center, in a quiet residential street, only 5 minutes from the coastal avenue with its lively nightlife and sandy beaches, while at the same time being within easy access of the highway linking all major towns on the island.

This luxury villa comprises 3 levels.

The building constructed with high quality materials, with scientific and professional staff, and certainly with the care and quality.

Plot area:798m2,

Covered Areas: 300m2 +

Covered verandas and parking: 95m2

Uncovered Balcony areas: 75m2

Importan...

Property Info		Plot / Area In	fo	Additional info	
				Reference Number	21200
Covered Area	300	Plot area Pool	798 Private, Yes	Property type	House
Heating Air Conditioning	Yes Yes			Condition	<b>Pre-Owned</b>
				Construction Year	2001-2010
				Bathrooms	4

## Amenities Location

• Storage room Location: Limassol - Agios Athanasios Region: Limassol



Price: €1 300 000 + VAT

VAT for this property is €156,000 or €247,000. 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	Excluded	Title transfer fee	~€48 <b>600.00</b>	Common ovnoncos	None
		Price per SOM	€4 333.00/m²	Common expenses	

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com	
License number	367/E	Legal	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES	
License number	30//E	name	SERVICES LTD	

Phone: +35725310243, +35770000889

## **Price change history**

€1 300 000 on May 23, 2024 €1 150 000 on Jun 13, 2025 €1 300 000 on Oct 22, 2025







































