

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

Modern luxurious 4-bedroom villa located in a prestigious location of Agios Athanasios with stunning sea view and city view.

### Key Features

5 minutes from the highway

Interior area 325 sq.m.

Plot size 450 sq.m.

Consist of 2 floors and ground floor

3 large bedrooms and one master bedroom with own bathroom

5 bathrooms

4 covered parking spaces

Storage room

Swimming pool with bbq area

Elevator inside the apartment from underground parking until roof garden

A/C in all rooms

Double glazed windows

Photovoltaic system

Solid granite worktops

Delivery date: 6 months

### Property Info

|                  |            |
|------------------|------------|
| Covered Area     | <b>325</b> |
| Heating          | <b>Yes</b> |
| Air Conditioning | <b>Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>450</b>          |
| Pool      | <b>Private, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>48041</b>              |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>5+</b>                 |

- Roof Garden

**Location**

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

## Price: €1 500 000 + VAT

VAT for this property is **€188,077** or **€285,000**. 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 | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 615.00/m<sup>2</sup></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> |

Phone: **+35725310243, +35770000889**

## Price change history

€1 500 000 on May 24, 2024



