

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

Modern luxurious 4 bedrooms villa located in a prestigious location of Agios Athanasios with stunning sea view and city view 5 minutes from the highway.

### Key Features

Interior area 230m<sup>2</sup>

Plot size 550m<sup>2</sup>

Consist of 2 floors and ground floor

4 large bedrooms each provided with bathroom

4 covered parking spaces

Heated swimming pool with bbq area

Sauna

Roof garden

A/C in all rooms

Central underfloor heating

Double glazed windows

Photovoltaic system

Smart House system

Alarm system

Solid granite worktops

Delivery date 16 months

### Property Info

### Plot / Area Info

### Additional info

Covered Area	230	Plot area	550	Reference Number	44000
Heating	Yes	Pool	Private, Yes	Property type	House
Air Conditioning	Yes			Condition	Under Construction
				Construction Year	2024
				Bathrooms	4

Amenities

- Roof Garden

Location

Location: Limassol - Agios Athanasios Region: Limassol

## Price: €3 000 000 + VAT

VAT for this property is **€296,087** or **€570,000**. 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>€13 043.00/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>
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## Price change history

€3 000 000 on May 24, 2024





