

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

A modern luxury villa with a beautiful garden, double covered garage and a large covered terrace.

The ground floor comprises of a spacious living room, dining room and a separate modern kitchen, all with a view to the big veranda and garden. It also accommodates a guests WC. On the first floor there are four large bedrooms: the master bedroom with en-suite bathroom and two more bedrooms that share a common bathroom

### Key Features

Class A' Energy Certificate  
Underfloor heating  
Sound and thermal insulation  
Solar water heater  
Pressure system  
Ceramic tiles or parquet or marble  
Entrance camera  
Technogranite kitchen vounters  
Pro...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>262</b>	Plot area	<b>538</b>	Reference Number	<b>48892</b>
		Pool	<b>Private, Yes</b>	Property type	<b>House</b>
				Condition	<b>Under Construction</b>
				Construction Year	<b>2025</b>
				Bathrooms	<b>3</b>
Amenities		Location			
• Storage room		<b>Location:</b> Limassol - Agios Athanasios Region: <b>Limassol</b>			

## Price: €1 080 000 + VAT

VAT for this property is **€118,635** or **€205,200**. 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>€4 122.00/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

€1 050 000 on May 24, 2024

€1 080 000 on Jul 6, 2024

