

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

Spacious 4-bedroom villa in a quite Agios Athanasios area 5 min drive to the City.

The villa is in a very good condition, with 4 bedroom, 4 bathrooms and huge attic that is now converted in a home cinema.

Key Features

Fire place

Maid's house

Garage for two cars

Beautiful spacious garden with mature trees

Fully air conditioned

Own well

automatic garden watering system

license for swimming pool

lots of storage space

walk in wardrobes in the bedrooms

Provision for central heating

### Property Info

Covered Area	<b>400</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>806</b>
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### Additional info

Reference Number	<b>48985</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2012</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

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

## Price: €1 250 000 + VAT

VAT for this property is **€171,875** or **€237,500**. 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>~€46 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 125.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number

**690**

Email

**info@1stclass-homes.com**

License number

**367/E**

Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**

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## Price change history

€1 250 000 on May 26, 2024













