

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

Beautiful three-story house located in Agios Athanasios, Limassol.

This spacious home includes 4 bedrooms, with 2 ensuite, and a total of 3 bathrooms plus a guest toilet.

The property boasts a swimming pool, a well-maintained garden, and a kids playground, perfect for family living. Inside, enjoy the warmth of a cozy fireplace and the convenience of a dedicated gym.

The house sits on 1060 sq.m. land with 275 sq.m. of covered areas, 181 sq.m. covered verandas and offers 2 covered parking spaces. Ideal for those seeking a blend of luxury and comfort.

### Property Info

Covered Area	<b>275</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>1060</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>51924</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2019</b>
Bathrooms	<b>3</b>

### Amenities

- Garden

### Location

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

## Price: €2 700 000 + VAT

VAT for this property is **€306,818** or **€513,000**. 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>~€104 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€9 818.00/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>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€2 700 000 on May 26, 2024













