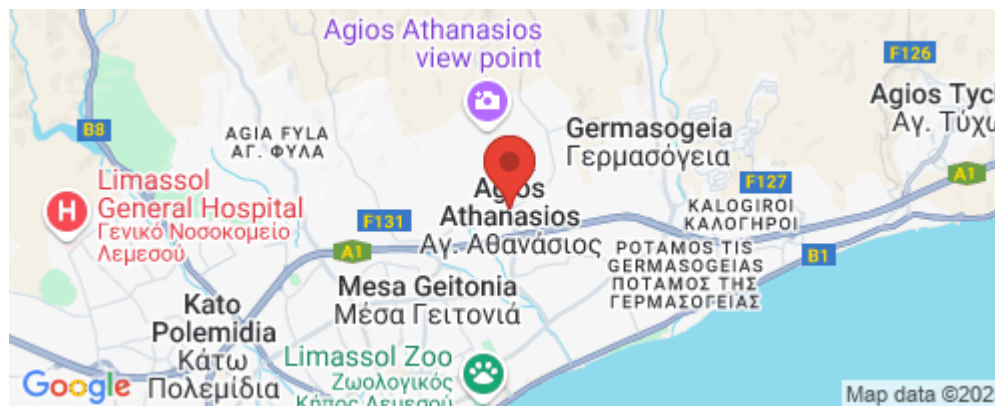


## 4 Bedroom House for Sale in Limassol - Agios Athanasios

Luxurious Villa in Agios Athanasios Discover luxury encapsulated within this modern 4-bedroom villa, perfectly positioned in the sought-after region of Agios Athanasios. With unmatched views of the sea and the urban horizon, and just a quick 5-minute drive from the highway, this residence is the essence of convenience meets opulence.



### Property Info

Covered Area	<b>230</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>550</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>231317</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>4</b>

### Amenities

#### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** **34.7109373 / 33.0597452**

## 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: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€3 000 000 on Jun 10, 2024





