

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

Situated in one of the most tranquil and charming neighbourhoods in Limassol, it will showcase top-tier finishes, distinctive details, and an unmatched level of comfort with laminate floors, energy efficient air conditioning and heating and decorative concrete finishes, making it an irresistible prospect for discerning individuals seeking the ultimate living experience. Notably, the villa will boast a private backyard with a sparkling pool, parking area for 2 vehicles, and plenty of storage facilities. Ingenious design, coupled with its serene and private setting, will create an idyllic environment for residents to establish their dream homes in a welcoming community. Our project is nes...



#### Property Info

Covered Area	<b>191.2</b>
Covered Veranda	<b>38.20</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>382</b>
Pool	<b>Private, Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>11990481</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2024</b>
Bathrooms	<b>3</b>
View	<b>Mountains view</b>
Complex	<b>Ariadne</b>
Developer	<b>Crona Group</b>

#### Amenities

- Air Conditioning
- Balcony
- BBQ zone
- Garden
- Guest WC
- Heating
- Parking
- Pool
- Roof Garden
- Storage room

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.718 / 33.05672**

## Price: €860 400 + VAT

VAT for this property is **€68,877** or **€163,476**. 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>€4 505.00/m<sup>2</sup></b>		

## Representative: Crona Group

Registration number	<b>N/A</b>	Email	<b>info@cronaproperty.com</b>
License number	<b>N/A</b>	Legal name	<b>N/A</b>
Phone: <b>35725055962</b>			

## Price change history

€860 400 on Jul 26, 2024



