

## 6+ Bedroom House for Sale in Limassol - Agios Athanasios

Corner spacious villa with a private swimming pool area available for Sale in Paniotis Hills.



The pool detached villa sits on 1025 square meters of plot area and offers an internal spacious area of 525 square meters. On the ground level, there is an independent bedroom, living room area, and kitchen area, with access to the pool area, whereas on the first floor, the property offers an additional six bedrooms, the three bedrooms come with ensuite bathrooms. It is equipped with a photovoltaic panel system and three covered parking spaces.

Basic characteristics:

Panoramic Sea View  
Swimming Pool (Salt Water,  
Heated, Overflow)  
Underfloor Heating  
Full...

### Property Info

Covered Area	<b>525</b>
Covered Veranda	<b>25</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1025</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>21704</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2015</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.714825069473 / 33.077615309114**

Region: **Limassol**

## Price: €2 900 000 + VAT

VAT for this property is **€435,000** or **€551,000**. 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>~€112 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 524.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€2 600 000 on Aug 2, 2024

€2 900 000 on Jul 30, 2025





