

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

A house for sale in the area of Sfalantsiotissa, on top of a hill with a unique view of the sea and the entire coastal Limassol up to the Gulf of Akrotiri. Corner plot of 760m<sup>3</sup> with a 375m<sup>3</sup> house with 2 separate entrances. There are 3 bedrooms with toilet, shower and bath, a separate room on the ground floor for a housekeeper with shower and toilet. (option for another bedroom if necessary. Currently used as a large living room). There are verandas of 85m<sup>3</sup>, an engine room, a storage room and a roof garden of 45m<sup>3</sup>. There is full petrol central heating, air conditioning in all rooms. Entrance doors, internal staircase, internal doors, cabinets and kitchen cabinets made of solid wood. Kitche...

### Property Info

Covered Area	<b>420</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>107442</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

### Location

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

## Price: €1 000 000 + VAT

VAT for this property is **€140,000** or **€190,000**. 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>~€36 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 381.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
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## Price change history

€1 000 000 on Aug 6, 2024

