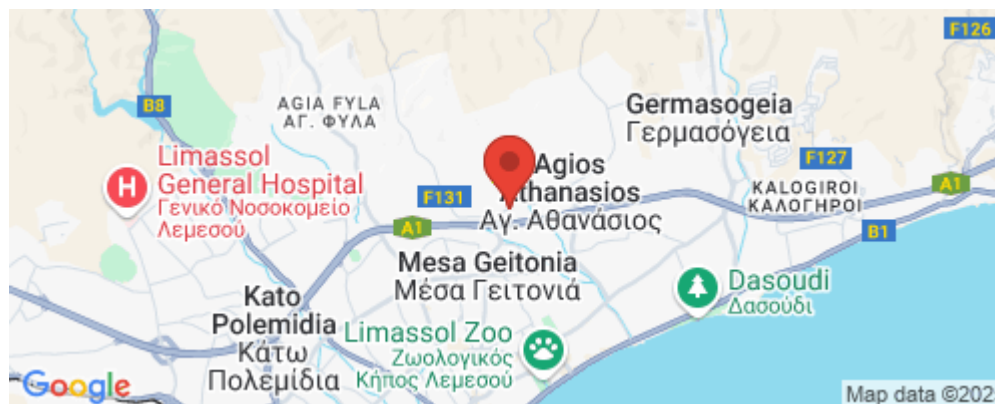


## 2 Bedroom House for Sale in Limassol - Agios Athanasios

- 2 bedrooms
- 3 W/C
- Internal Area 130m<sup>2</sup>
- Covered Veranda 20m<sup>2</sup>
- Uncovered Veranda 35m<sup>2</sup>
- Roof Garden 65m<sup>2</sup>
- Plot Area 220m<sup>2</sup>
- Covered Parking
- Storage
- Close to several amenities
- Energy Efficiency "A"
- Photovoltaic Panels
- Swimming Pool (Optional)



### Property Info

Covered Area	<b>130</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>220</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>7340</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.707448410467 / 33.049279004785**

**Price: €490 000 + VAT**

VAT for this property is **€24,500** or **€93,100**. 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>€3 769.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

**Price change history**

€475 000 on Aug 25, 2024

€490 000 on Dec 18, 2024







