

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

Exclusive Luxury Villas with Panoramic Mediterranean Views – Agios Athanasios, Limassol 

This elegant villa is located in the prestigious Agios Athanasios area of Limassol, offering a perfect blend of sophisticated design, comfort, and breathtaking sea vistas. Crafted to meet the highest standards, the villa presents an exceptional living experience defined by spaciousness, luxury finishes, and seamless integration with the surrounding natural beauty.

Generous living areas flow effortlessly into outdoor terraces, allowing residents to fully enjoy the serene Mediterranean landscape. Every detail has been carefully considered to create a harmonious environment where elegance ...

### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>267</b> |
| Covered Veranda   | <b>67</b>  |
| Uncovered Veranda | <b>130</b> |
| Floor Number      | <b>3</b>   |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>474</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>7592</b>               |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>3</b>                  |

### Amenities

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
**Coordinates:** **34.728987 / 33.065328**

## Price: €1 725 000 + VAT

VAT for this property is **€192,076** or **€327,750**. 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>€6 461.00/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> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |  |

## Price change history

€2 400 000 on Sep 10, 2024

€1 725 000 on Dec 5, 2024



