

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

A modern villa located in the Agios Athanasios area, Limassol. Just 2 km from Limassol's best beaches and tourist area.

### Key Features

Near Foley's school  
 Open-air garden  
 Roof-garden  
 BBQ area  
 Private covered parking  
 Open kitchen  
 2 Living rooms  
 Internal area 153 sq.m.  
 Covered veranda 8 sq.m.  
 Roof garden 28,5 sq.m. (15m<sup>2</sup>covered+13.5m<sup>2</sup>uncovered)

Ready in 1 month

### Property Info

Covered Area

**176**

### Plot / Area Info

Plot area

**192**

### Additional info

Reference Number

**54099**

Property type

**House**

Condition

**Brand New**

Construction Year

**2024**

Bathrooms

**4**

### Amenities

- Roof Garden

### Location

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

## Price: €550 000 + VAT

VAT for this property is **€38,875** or **€104,500**. 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>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 125.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€550 000 on Sep 26, 2024



