

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

Two-story house with yard in Agios Athanasios area, Limassol.

This two-story house features a small studio in the basement and offers spacious living areas.

The ground floor includes an open-plan living room, kitchen, guest toilet, and a staircase leading to both the basement and the first floor.

The first floor features a small kitchen, 1 en-suite bedroom, 3 additional bedrooms, and a bathroom.

Covered area 255 sq.m.

Balcony 25 sq.m.

Covered verandas 30 sq.m.

Basement studio 30 sq.m.

Engine room 5 sq.m.

Pilot house 51 sq.m.

### Property Info

### Plot / Area Info

### Additional info

Reference Number

**53832**

Property type

**House**

Condition

**Pre-Owned**

Construction Year

**1991-2000**

Bathrooms

**2**

Covered Area

**265**

Plot area

**368**

### Amenities

- Garden

### Location

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

## Price: €680 000 + VAT

VAT for this property is **€75,313** or **€129,200**. 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>~€23 800.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 566.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€650 000 on Oct 24, 2024  
 €680 000 on Apr 10, 2025

