

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

Situated in a great hill of Ayios Athanasios, Limassol, with excellent sea view, ten minutes' drive east of the town center, in a quiet residential street, only 5 minutes from the coastal avenue with its lively nightlife and sandy beaches, while at the same time being within easy access of the highway linking all major towns on the island.



This luxury villa comprises 3 levels.

The building constructed with high quality materials, with scientific and professional staff, and certainly with the care and quality.

Plot area:798m2,

Covered Areas: 300m2

Covered verandas and parking: 95m2

Uncovered Balcony areas: 75m2

Important to know:

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### Property Info

Covered Area	<b>300</b>
Floor Number	<b>3</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>798</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>21200</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>4</b>

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.723308594804 / 33.062813882444**

## Price: €1 100 000 + VAT

VAT for this property is **€132,000** or **€209,000**. 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>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 667.00/m²</b>		

## Representative: MySpace

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## Price change history

€1 300 000 on Oct 30, 2024  
 €1 100 000 on Jun 3, 2025













