

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

### Property Highlights:

- \* Stunning 360° views of Limassol
- \* Prime location near schools, including Foley's, and all amenities
- \* Surrounded by exclusive villas

### Property Details:

- \* Internal Area 450 m<sup>2</sup>
- \* Plot size 860 m<sup>2</sup>
- \* 5 bedrooms
- \* En-suite master bedroom with dressing room
- \* 3 bathrooms | 4 W/C
- \* Storage spaces
- \* 4 parking spaces (2 uncovered on the ground floor and 2 covered with automatic doors in the basement)

### Key Features:

- \* 3 kitchens (one main, a kitchenette, and a small kitchen in the basement)
- \* Electric shutters in all first-floor bedrooms
- \* Main bathroom with shower and corner ba...

### Property Info

Covered Area	<b>450</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>860</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>8936</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

### Location



## Price: €2 100 000 + VAT

VAT for this property is **€301,000** or **€399,000**. 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>~€80 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 667.00/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

€2 300 000 on Nov 28, 2024  
 €2 100 000 on Jan 14, 2025









