

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

Reference ID: #SA35620 Price details: €1,350,000 An exceptional 400m<sup>2</sup> house on a 468m<sup>2</sup> plot, featuring a unique architectural design inspired by Dubai. Highlights include a swimming pool, fireplace, and a spacious layout. Located near Grammar School, Foleys, supermarkets, cafes, and with easy access to the Mesa Geitonia Roundabout, this property offers convenience and prestige. Available as-is for you to customize, or completed by the developer for an additional €60,000. VAT is already paid—no extra VAT applies. A rare opportunity to own a truly distinctive home in a prime location. X

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>400</b>	Plot area	<b>468</b>	Reference Number	<b>SA35620</b>
				Property type	<b>House</b>
				Condition	<b>Pre-Owned</b>
				Construction Year	<b>2022</b>
				Bathrooms	<b>4</b>

Amenities	Location	
	<b>Location:</b> Limassol - Agios Athanasios	Region: <b>Limassol</b>
	Coordinates: <b>34.717115852404 / 33.047427017165</b>	

## Price: €1 350 000 + VAT

VAT for this property is **€185,625** or **€256,500**. 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 Price per SQM	<b>~€50 600.00</b> <b>€3 375.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€1 350 000 on Dec 11, 2024





