

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

Reference ID: #SA35620Price details: €1,350,000An exceptional 400m² house on a 468m² 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.



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

**Amenities Location** 

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

Coordinates: **34.717115852404** / **33.047427017165** 



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	Excluded	Title transfer fee	~ <b>€50 600.00</b>		Mana
		Price per SOM	€3 375.00/m <sup>2</sup>	Common expenses	None

## **Representative: Smart Assets**

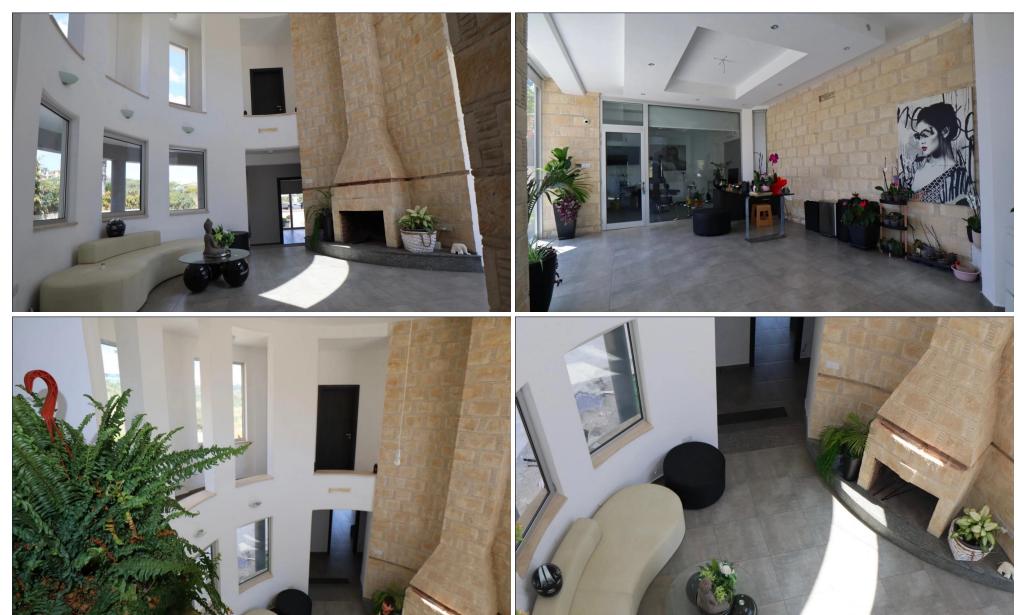
Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A

Phone: **+35777000111** 

## **Price change history**

€1 350 000 on Dec 11, 2024

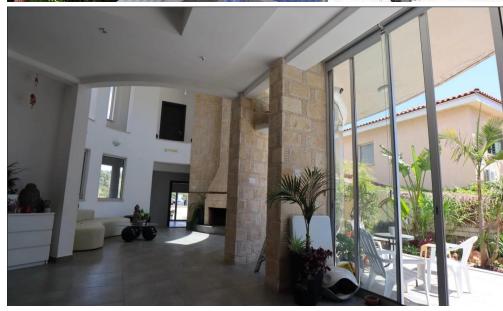














4/5



