

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

Brand-new sea view development located in a quiet residential area of Ayios Athanasios close to all amenities, banks, business offices, schools just 5' minutes' drive to the highway and yet only 15' minutes' drive to the Mediterranean Sea.



The development comprises of  
8 Houses

Modern 3 +1 house with pool and a total of 296sqm of indoor area with luscious gardens and BBQ area. Build in a land of 840sqm. It is constructed to the highest standards using the latest techniques and the finest quality building materials with high and finishes.

Included are the below:

- Underfloor electrical heating
- AC- VRV system
- Insect nets
- Pool ...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **342**  
 Covered Veranda **46**  
 Uncovered Veranda **90**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

Plot area **840**  
 Parking **Covered, Yes**

Reference Number **233816**  
 Property type **House**  
 Condition **Under Construction**  
 Construction Year **2025**  
 Bathrooms **4**  
 View **Mountains view**

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
 Coordinates: **34.7109373 / 33.0597452**

## Price: €1 400 000 + VAT

VAT for this property is **€180,035** or **€266,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 094.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€1 400 000 on Dec 13, 2024





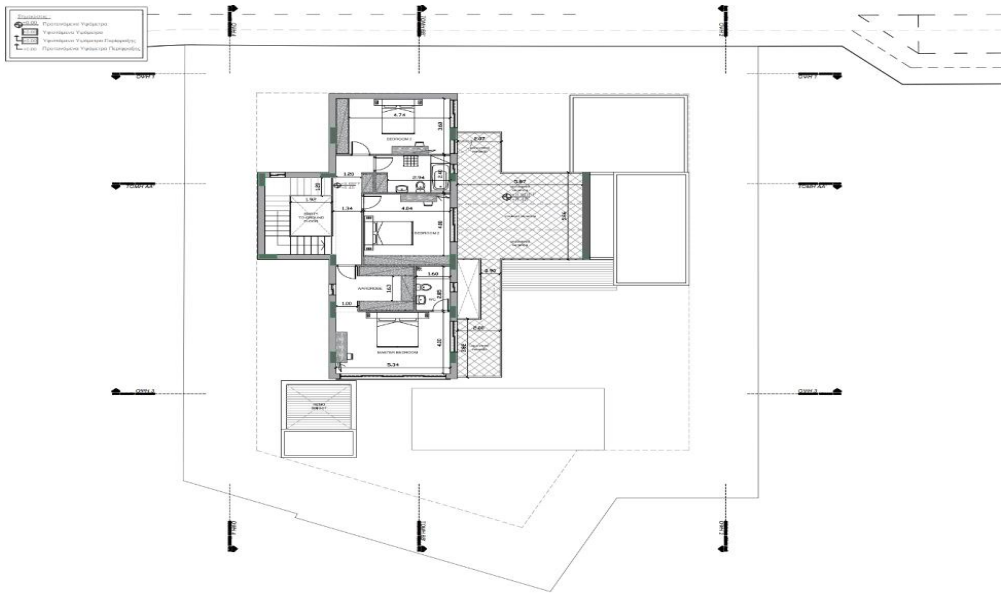
















ΟΨΗ 3 - ΝΟΤΙΟ/ΑΝΑΤΟΛΙΚΗ



ΟΨΗ 4 - ΝΟΤΙΟ/ΔΥΤΙΚΗ

