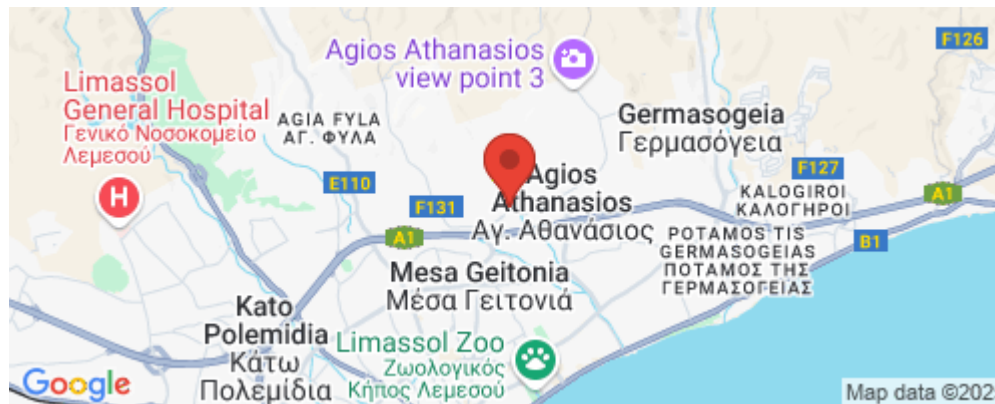


## 5 Bedroom House for Sale in Limassol - Agios Athanasios

Five bedroom villa for sale in Agios Athanasios, Limassol



It has 1037m2 plot size with 750m2 of total covered area.

This villas has 5 bedrooms, 3 bathrooms (main bedroom bathroom with double Jacuzzi, walk in shower, toilet room), 2 guest toilets (5 toilets in total), 2 large Living room areas with a big traditional marble fireplace and high ceilings, 2 Dining rooms, kitchen, Laundry room. It also has Office with built in Library shelves, large playroom/Cinema room, Large Gym area, Large storage room and Pump room, Covered garage with a remote control door for 3 cars., A Beautiful garden with a large swimming pool, Large covered barbeque area with fridge, sink, storage, dinin...

### Property Info

Covered Area	<b>750</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

Plot area	<b>1037</b>
Parking	<b>No</b>

### Additional info

Reference Number	<b>45745</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
**Coordinates:** **34.709053 / 33.050797**

**Price: €3 400 000 + VAT**

VAT for this property is **€550,800** or **€646,000**. 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>~€132 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 533.00/m<sup>2</sup></b>		

**Representative: NCH Real Estate**

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€3 400 000 on Dec 18, 2024

