

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

Two bedroom house for sale in Agios Athanasios, Limassol



The project is located in the Agios Athanasios area, with easy access to the highway. Residential amenities surround it.

The house has a covered area of 107m<sup>2</sup> and stands on a plot of 200m<sup>2</sup>.

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>107</b>            |
| Energy Efficiency | <b>N/A</b>            |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>200</b> |
| Pool      | <b>Yes</b> |
| Parking   | <b>No</b>  |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>51624</b>              |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>3</b>                  |

### Amenities

- Garden

### Location

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

## Price: €490 000 + VAT

VAT for this property is **€24,500** or **€93,100**. 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>€4 579.00/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>                    |
| Phone: <b>+35722424203, +35777770532</b> |              |            |                               |

## Price change history

€400 000 on Dec 18, 2024

€490 000 on Feb 26, 2025

