

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

**\*\*Two-Storey House with Courtyard\*\***



This elegant two-storey house offers a total of 255 sq.m. of enclosed spaces, complemented by outdoor living areas including a 25 sq.m. terrace, 30 sq.m. of covered verandas, and a charming 51 sq.m. pavilion.

The basement features a cozy 30 sq.m. studio and a 5 sq.m. engine room.

On the ground floor, an open-plan design seamlessly connects the living room, kitchen, and dining area, along with a guest toilet and staircases to the basement and upper floor.

The first floor includes a compact kitchen, one en-suite bedroom, three additional bedrooms, and a shared bathroom with a toilet, offering privacy and comfort for the...

### Property Info

Covered Area **285**  
Energy Efficiency **B**

### Plot / Area Info

Plot area **368**

### Additional info

Reference Number **234001**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **1991-2000**  
Bathrooms **2**

### Amenities

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.712105561771 / 33.060024466011**

Region: **Limassol**

## Price: €680 000 + VAT

VAT for this property is **€79,095** or **€129,200**. 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>~€23 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 386.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€680 000 on Jan 8, 2025



