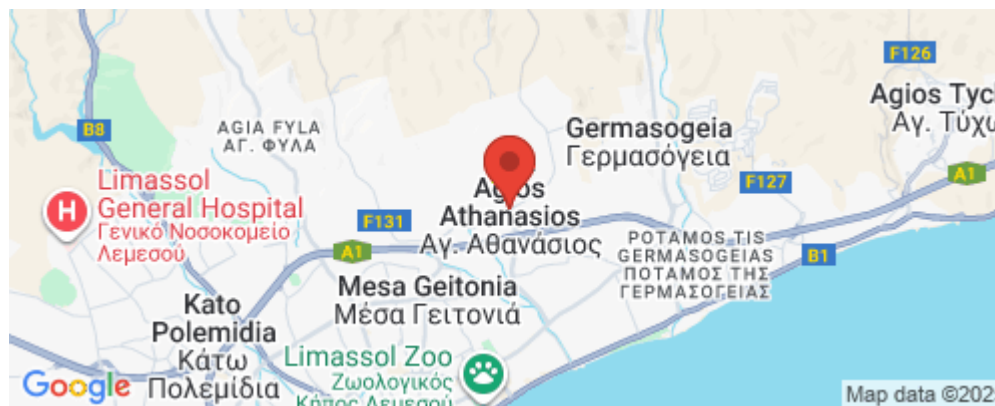


## 5 Bedroom House for Sale in Limassol - Agios Athanasios

LAST PRICE!!! No AGENT FEES NO VAT!! BEST OFFER EVER!! 360 degrees view villa located in Agios Athanasios area (Sfalagiotissa). The villa provides the privilege of a unique location with an outstanding view of the whole city of Limassol.



3 kitchens: 1. Main, 2. small (ground floor) and another one small kitchen in the basement where there is a small apartment for a clean lady or whoever.

En Suite master bedroom with dressing room

Electric shutters on all 1st floor bedrooms

Main bathroom (1st floor) with shower and a corner bath.

Basement: 2 covered parking spaces/wc/small kitchen/small room/storage area.

Ground floor outside: 2 indoor uncovered parkin...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>450</b>	Pool	<b>Yes</b>	Reference Number	<b>233781</b>
Energy Efficiency	<b>A</b>			Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Pre-Owned</b>
				Construction Year	<b>2011</b>
				Bathrooms	<b>4</b>
				View	<b>Sea view</b>

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

Coordinates: **34.7109373 / 33.0597452**

## Price: €1 900 000 + VAT

VAT for this property is **€272,333** or **€361,000**. 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>~€72 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 222.00/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>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€1 950 000 on Jan 15, 2025  
 €2 100 000 on Feb 6, 2025  
 €1 900 000 on Aug 30, 2025

