

## 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

Covered Area **450**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **857**  
 Pool **Yes**

### Additional info

Reference Number **233781**  
 Property type **House**  
 Condition **Pre-Owned**  
 Construction Year **2011**  
 Bathrooms **4**  
 View **Sea view**

### Amenities

### Location

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

## Price: €1 800 000 + VAT

VAT for this property is **€258,000** or **€342,000**. 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>~€68 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 000.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€1 950 000 on Jan 15, 2025  
 €2 100 000 on Feb 6, 2025  
 €1 900 000 on Aug 30, 2025  
 €1 800 000 on Mar 13, 2026





