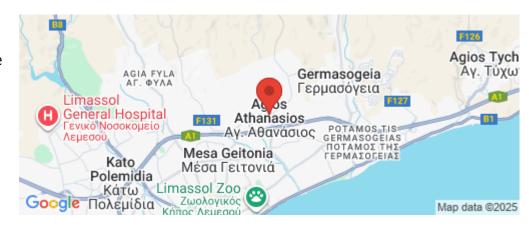


## **5 Bedroom House for Sale in Limassol - Agios Athanasios**

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   |           |
|---|----------------------------|-------------|------|-------------------|-----------|
|   | 450<br>A<br>All rooms, Yes |             |      | Reference Number  | 233781    |
| Covered Area<br>Energy Efficiency<br>Air Conditioning |                            |             | Yes  | Property type     | House     |
|   |                            | Deel 1      |      | Condition         | Pre-Owned |
|   |                            | Pool        |      | Construction Year | 2011      |
|   |                            |             |      | Bathrooms         | 4         |
|   |                            |             |      | View              | Sea view  |



**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 | Excluded | Title transfer fee | ~€ <b>72 600.00</b> | Common ovnences | None |
|-----|----------|--------------------|---------------------|-----------------|------|
|     |          | Price per SOM      | €4 222.00/m²        | Common expenses | None |

## **Representative: MySpace**

| Registration number | 229/E | Email      | myspace.cyprus@gmail.com                  |
|---------------------|-------|------------|---|
| License number      | 1047  | Legal name | MYSPACE Real Estate/ A.SP.Thinkrealty Itd |

Phone: **+35795129336**, **+35799409010** 

## **Price change history**

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













