

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

Reference ID: #SA35782 Price details: €1,100,000 This house is located in a very quiet neighborhood in Agios Athanasios, very close to all amenities and with easy access to the highway. The house is located in a dead end, so cars don't pass by frequently, offering tranquility even for sitting outside in the garden. It is built on a plot of 613 sq.m. and consists of 400 sq.m. internal area on two floors in this way, providing enough garden space for a family with children or to create a garden of your liking to enjoy when you sit outside. There is even space to build a swimming pool. On the ground floor there is an open space with a living and dining room and a fireplace for the cold winter...

### Property Info

Covered Area  
Total Number of Floors

**400**  
**2**

### Plot / Area Info

Plot area

**613**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**SA35782**  
**House**  
**Pre-Owned**  
**2**

### Amenities

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.71790692196 / 33.053111260784**

Region: **Limassol**

## Price: €1 100 000 + VAT

VAT for this property is **€151,250** or **€209,000**. 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>~€40 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 750.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€1 100 000 on Jan 19, 2025





