

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

- 4 bedrooms
- 3 W/C
- Internal Areas 206m<sup>2</sup>
- Covered Verandas 46m<sup>2</sup>
- Uncovered Verandas 30m<sup>2</sup>
- Plot Area 452m<sup>2</sup>
- Garage
- Swimming Pool (Optional)
- Underfloor Heating
- Photovoltaic Panels



### Property Info

Covered Area	<b>206</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>452</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>9758</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Guest WC

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.706921885975 / 33.05039495211**

Region: **Limassol**

## Price: €860 000 + VAT

VAT for this property is **€75,730** or **€163,400**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 175.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€830 000 on Jan 21, 2025  
 €860 000 on Aug 28, 2025

