

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

This modern luxury villa is located in a quiet area of Agios Athanasios next to Foley's School. It is designed with an emphasis on style, comfort and energy efficiency, conforming to the European Class A. Layout: Ground Floor: Spacious kitchen with high-quality granite countertops and a dining area overlooking the pool. A cozy living room connected to a relaxation area, also overlooking the pool. A separate bedroom with a bathroom for staff, with its own entrance. First Floor: 4 bedrooms, each with its own bathroom. The master bedroom includes a spacious bathroom and a walk-in closet. Features: Panoramic windows overlooking the pool and garden. Electric blinds and mosquito nets in the...

### Property Info

Covered Area	<b>600</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>124636</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>5+</b>

### Amenities

#### Location

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

## Price: €2 650 000 + VAT

VAT for this property is **€410,750** or **€503,500**. 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>€4 417.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€2 650 000 on Jan 23, 2025



