

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

Spacious House with a Large Plot

A 450 sqm two-story house on a 1,200 sqm plot.

Second floor: 4 bedrooms, 2 with en-suite bathrooms.

First floor: 1 bedroom with a shower, an office, a spacious living room, and a large kitchen with a dining area.

Diesel heating.

Pool: 9x5m, deep.

Mature garden, located next to a green area.

Location: Agios Athanasios, near Folis School.

Age: 10 years. Recently renovated one floor and replaced the pool.

### Property Info

Covered Area	<b>450</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1200</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>234629</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

### Location

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

## Price: €1 750 000 + VAT

VAT for this property is **€250,833** or **€332,500**. 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>~€66 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 889.00/m²</b>		

## Representative: MySpace

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## Price change history

€1 750 000 on Feb 6, 2025









