

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

It is a beautiful gated community development of 25 houses that redefines local living. Resting in a premium location in Agios Athanasios, one of the most upscale areas in Limassol. Project is a residential retreat characterised by a cutting-edge masterplan and sublime architecture. Benefiting from high-end common facilities and the quiet residential charm, this development is a perfect match for those aspiring to live effortlessly in a tranquil but exciting community.

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>162</b>            |
| Covered Veranda   | <b>9</b>              |
| Uncovered Veranda | <b>33</b>             |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

Plot area **252**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>235731</b>             |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>4</b>                  |

### Amenities

### Location

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

## Price: €656 000 + VAT

VAT for this property is **€39,603** or **€124,640**. 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>€4 049.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€656 000 on Mar 10, 2025





