

## 356m<sup>2</sup> House for Sale in Limassol - Agios Athanasios

For sale is a stunning modern villa currently under construction, offering ample space and luxury in the desirable area of Agios Athanasios. This impressive property will feature 356 square meters of internal space for comfortable living and entertaining. With six spacious bedrooms and eight well-appointed bathrooms, this villa is perfect for families or those looking for extra guest accommodations.



Agios Athanasios is known for its serene environment and beautiful landscapes. The area provides a peaceful lifestyle while still being conveniently located near schools, shops, and recreational facilities. Its rich local culture and community spirit make it an ideal place to call home....

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>356</b>                     |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>956</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>25682</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios

Coordinates: **34.727568047113 / 33.064079129193**

Region: **Limassol**

## Price: €3 750 000 + VAT

VAT for this property is **€491,292** or **€712,500**. 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>€10 534.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€3 750 000 on Mar 22, 2025

