

## 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	<b>198</b>
Parking	<b>No</b>

### Additional info

Reference Number	<b>4639</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>4</b>

### Amenities

- Balcony

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.724816528255 / 33.045785020088**

Region: **Limassol**

## Price: €610 000 + VAT

VAT for this property is **€36,826** or **€115,900**. 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>€3 765.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€520 000 on Sep 30, 2023

€507 000 on Mar 13, 2024

€610 000 on Sep 26, 2024







