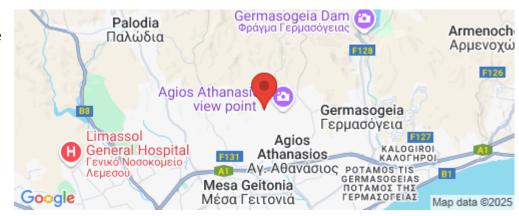


5 Bedroom House for Sale in Limassol - Agios Athanasios

This modern villa is located in a quiet area in the village of Ayios Athanasios (Sfalaggiotissa), a 5min drive from the beach, and a 8min drive from the centre of Limassol. The villa has a picturesque location, and is located in a road with no traffic. It offers privacy and tranquillity, with a field and olive grove facing east and north, and it has magnificent mountain and sea views.



This well maintained villa is built on a plot of 890m² in 2006, and has two floors and a basement. The ground floor has an open plan living/ dining room, kitchen, utility room, and a guest toilet. On the second floor there are four bedrooms, with the master bedroom enjoying en suite facilities and ...

Property Info		Plot / Area Info		Additional info	
Covered Area	500	Plot area	890	Reference Number	11424
				Property type	House
Heating	Central Heating, Yes	Pool	Yes	Condition	Pre-Owned
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Bathrooms	4

Amenities Location

• Guest WC

Location: Limassol - Agios Athanasios Region: Limassol

Coordinates: 34.722357171201 / 33.050070759164



Price: €1 705 000 + VAT

VAT for this property is €252,340 or €323,950. 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	Excluded	Title transfer fee	~€64 800.00	Common ovnences	None
Title deed	Has Title	Price per SQM	€3 410.00/m ²	Common expenses	None

Representative: Purple International Real Estate

Registration number	1052	Email	info@purpleinternational.eu
License number	512/E	Legal name	A.A. Purple Real Estate Ltd

Phone: **+35723811058**

Price change history

€1 705 000 on Jun 6, 2025





















































