

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

For sale 4+1 bedroom villa in the area of Agios Athanasios, Limassol with panoramic sea views. The villa consists of 3 levels, fully furnished with household appliances. On the ground floor there is an entrance hall, a large open-plan living room with a dining area, a modern kitchen, a TV viewing area with a fireplace, a room for an assistant with a shower and a bathroom. and a guest toilet. The living room has access to the pool and barbecue area. On the second floor there is a master bedroom with a private bathroom and a dressing room, 2 bedrooms with a shared bathroom and a bedroom with its own bathroom. In the basement there is a living room, a sauna, a shower with a bathroom, a home ...

### Property Info

Covered Area	<b>450</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>158654</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

#### Location

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

## Price: €4 000 000 + VAT

VAT for this property is **€573,333** or **€760,000**. 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>~€156 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 889.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35796644888</b>			

## Price change history

€4 000 000 on Jun 11, 2025

