

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

Located in the beautiful residential area of Agios Athanasios, on the northern district of Limassol above the motorway, this property offers to its new resident a peaceful living in a quiet neighborhood, just 10 minutes driving distance from the city center and the beachfront.



This A+ energy efficiency property offers thermal and acoustic comfort to the resident, enabling low costs of electricity, due to insulative construction materials and double glazed windows. The detached house offers a massive internal covered area of 263 square meters and sits on 266 square meters of plot area. On the ground level, the property consists of an open plan layout design of the kitchen area alo...

### Property Info

Covered Area	<b>315</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Central Heating, Yes</b>

### Plot / Area Info

Plot area	<b>242</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SR19395</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.716026753977 / 33.043249673976**

Region: **Limassol**

## Price: €695 000 + VAT

VAT for this property is **€85,717** or **€132,050**. 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>€2 206.00/m²</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

€640 000 on Oct 10, 2023  
 €690 000 on Jul 1, 2024  
 €695 000 on Oct 26, 2024

