

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

For sale unique split level Villa with sea views, located in the prestigious area of Agios Athanasios, built in 2008. The house is on a 696sm plot. The interior has 6 different levels. 4 bedrooms, 2 ensuite ( 1 of which has separate entrance but also a door connecting to the house. Can be used as maids room or guest room). There is also a room on the top floor that can be an office, game room, playroom or small gym. 2 car garage + outside covered parking, separate laundry room with 10 kilo washer / dryer, 2 sided fireplace, alarm system, underfloor heating, salt water swimming pool, fly screens, electric shutters in 2 bedrooms, Air conditioning in every room, parquet floors, marble, stair...

### Property Info

Covered Area	<b>465</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>164900</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

### Location

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

## Price: €1 800 000 + VAT

VAT for this property is **€260,710** or **€342,000**. 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>~€68 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 871.00/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>
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## Price change history

€1 800 000 on Jul 6, 2025

