

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

Magnificent villa villa located in Agios Athanasios area, Limassol. Key Features

Provisions for burglar alarm system and cameras
Modern lighting design with spotlights, linear LED, strip LED and downlights
Provisions for garden lighting
Nearly zero energy building, European Class A Energy certificate
External thermal insulation system
Photovoltaic system with 6KW rating
A/C concealed units in living rooms and split units in bedrooms
Underfloor heating operated by central heat pump. Individual temperature control in each room
Solar Heating panels connected to hot water cylinder
Pipe in pipe plumbing system
All kitchen...

Property Info		Plot / Area Info		Additional info	
	330			Reference Number	59523
		Plot area Pool	600 Private, Yes	Property type	House
Covered Area				Condition	<b>Under Construction</b>
				Construction Year	2027
				Bathrooms	3

## Amenities Location

• Storage room Location: Limassol - Agios Athanasios Region: Limassol



Price: €1 450 000 + VAT

VAT for this property is €183,227 or €275,500. 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	None Common evenesses		None
		Price per SQM	€4 394.00/m²	Common expenses	None

## **Representative: 1st Class Homes**

Registration number	690		info@1stclass-homes.com		
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## **Price change history**

€1 450 000 on Sep 4, 2025















