

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

A four-bedroom house for sale in Agios Athanasios, Limassol.

The ground floor comprises of an open-plan living and dining room, a kitchen, and a guest toilet. The first floor comprises of four bedrooms (one of which en-suite with walk in closet), and a bathroom.

There is also a basement of 70 sq.m. comprising of a laundry room, storage room and two parking spaces.

It enjoys easy access towards Limassol city center.

EPC: Pending Energy Certificate

### Property Info

Covered Area	<b>306</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>370</b>
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### Additional info

Reference Number	<b>59589</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>

### Amenities

- Garden

### Location

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

## Price: €450 000 + VAT

VAT for this property is **€54,618** or **€85,500**. 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	<b>Excluded</b>	Title transfer fee	<b>~€14 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 471.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>

Phone: **+35725310243, +35770000889**

## Price change history

€450 000 on Sep 9, 2025

