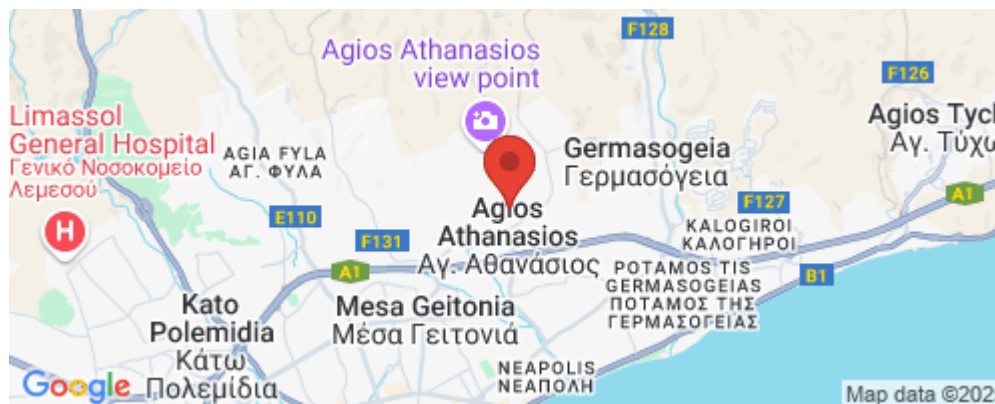


## 3 Bedroom House for Sale in Limassol - Agios Athanasios

Reference ID: #SA32099 Price details: €1,380,000 + VAT Three bedroom Villa for sale in Agios Athanasios, Limassol district. Indulge in exceptional living at our luxurious villas. With panoramic sea views, each villa offers three spacious bedrooms with en suite and guest restrooms. Enjoy a private pool, landscaped garden, and outdoor BBQ area for entertaining. Experience comfort with double-glazed windows, VRV air conditioning, and underfloor heating. With covered verandas and separate parking entrances, these villas offer the epitome of luxury living. Available for sale two 3-bedroom villas. Plot size: 320-322 sq.m. Covered area: 222 sq.m. Covered veranda: 43 sq.m. Roof garden: 27 sq.m. Prices: €...



### Property Info

Covered Area	<b>265</b>
Covered Veranda	<b>43</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>320</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA32099</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.71375696505 / 33.059897148555**

Region: **Limassol**

## Price: €1 380 000 + VAT

VAT for this property is **€152,842** or **€262,200**. 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>€5 208.00/m²</b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: +35777000111			

## Price change history

€1 380 000 on Oct 19, 2023



