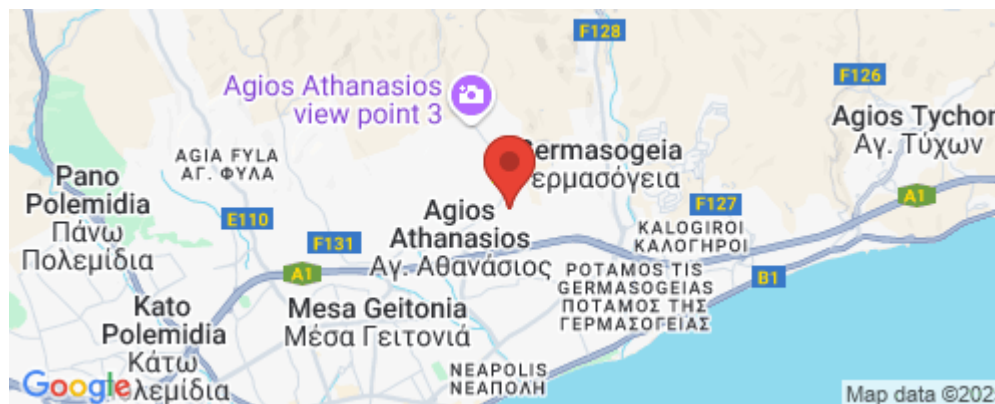


### 3 Bedroom House for Sale in Limassol - Agios Athanasios

Reference ID: #SA31262 Price details: €717,880 +VAT The project covers an area of 8,270 square meters with a total construction area of 4,180 sq area. There are seven 2-bedroom twenty four 3-bedroom and two 4-bedroom units in this project. Which including a 200sm infinity swimming pool and a separate children`s pool. Private garden and garage allocated for each houseowner. The public facilities in the in the community are convenient community are convenient and complete. A large equipped exclusive green space park oxygen bar designed with leisure theme for all houseowners. Plot size: 115 sq.m. Covered area: 139 sq.m. Covered veranda: 32 sq.m. Uncovered veranda: 9 sq.m. Garden: 29 sq.m. Roof gard...



#### Property Info

Covered Area	<b>139</b>
Covered Veranda	<b>32</b>
Uncovered Veranda	<b>9</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>115</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

#### Additional info

Reference Number	<b>SA31262</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

#### Amenities

- Storage room

#### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.713995161708 / 33.068168778572**

Region: **Limassol**

## Price: €717 880 + VAT

VAT for this property is **€35,894** or **€136,397**. 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>€5 165.00/m<sup>2</sup></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: <b>+35777000111</b>			

## Price change history

€611 800 on Oct 19, 2023  
 €662 800 on Feb 29, 2024  
 €717 880 on Aug 29, 2024



