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

Reference ID: #SA30329Price details: €490,000For sale 3-bedroom, two-level detached house in a prestigious – Agios Athanasios area in Limassol. Located in a quiet and peaceful residential area with convenient access to the highway. Total covered area: 160 sq.mPlot size: 353 sq.m3 bedrooms + office1 bathroom + 1 guest w/cAmple parking / driveway for up to 5 cars. The house is fully furnished, with all necessary appliances. Air conditioning + provision for central heating. Beautiful garden with automated irrigation system. Storage Title deed.

Property Info		Plot / Area Info		Additional info	
Covered Area	160			Reference Number Property type Condition Bathrooms	SA30329 House Pre-Owned 1
Total Number of Floors	2	Plot area 35	353		
Furnishing	Furnished	Pool	No		
Energy Efficiency	N/A	Parking	Parking <b>No</b>		
Air Conditioning	All rooms, Yes	_			

Amenities Location

• Storage room

Location: Limassol - Agios Athanasios Region: Limassol

Coordinates: 34.713465099034 / 33.065762727738



Price: €490 000 + VAT

VAT for this property is **€28,788** or **€93,100**. 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	~€16 200.00		Nama
		Price per SOM	€3 063.00/m <sup>2</sup>	Common expenses	None

## **Representative: Smart Assets**

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A

Phone: **+35777000111** 

## **Price change history**

€490 000 on Oct 19, 2023

















