

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

Reference ID: #SA30329 Price details: €490,000 For 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.m Plot size: 353 sq.m 3 bedrooms + office 1 bathroom + 1 guest w/c Ample 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

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>160</b>            |
| Total Number of Floors | <b>2</b>              |
| Furnishing             | <b>Furnished</b>      |
| Energy Efficiency      | <b>N/A</b>            |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>353</b> |
| Pool      | <b>No</b>  |
| Parking   | <b>No</b>  |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>SA30329</b>   |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Storage room

### Location

**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 | <b>Excluded</b> | Title transfer fee | <b>~€16 200.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 063.00/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: +35777000111 |              |            |                                |

## Price change history

€490 000 on Oct 19, 2023





