

3 Bedroom House for Sale in Limassol - Agios Athanasios

Reference ID: #20632 Price details: €1,250,000 Luxurious 3 bedroom villa located in an elevated position in Agios Athanasios with nice sea view and views over the city. Modern design, beautiful gardens, big swimming pool. The villa is 5 years old and title deeds are available. The ground floor has a spacious living room / dining room / kitchen, guest toilet. On the second floor there are 3 huge bedrooms, a family bathroom. The master bedroom has a bathroom. The house is equipped with a smart home system, air conditioning VRV, gas heating. Covered garage + open parking space, breathtaking views. On the basement there is a big place that is being used as a dance school with wc, shower, kit...



Property Info

Covered Area	511
Covered Veranda	100
Total Number of Floors	2
Furnishing	Unfurnished
Energy Efficiency	N/A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	530
Pool	Yes
Parking	No

Additional info

Reference Number	20632
Property type	House
Condition	Pre-Owned
Construction Year	2017
Bathrooms	5+
View	Sea view

Amenities

- Storage room

Location

Location: Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.710816304075 / 33.063365565988**

Price: €1 250 000 + VAT

VAT for this property is **€186,130** or **€237,500**. 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	Excluded	Title transfer fee	~€46 600.00	Common expenses	None
Title deed	Has Title	Price per SQM	€2 446.00/m²		

Representative: Smart Assets

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

€1 500 000 on Oct 19, 2023
€1 250 000 on May 14, 2024





