

### 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	<b>511</b>
Covered Veranda	<b>100</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>530</b>
Pool	<b>Yes</b>
Parking	<b>No</b>

#### Additional info

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

#### 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	<b>Excluded</b>	Title transfer fee	<b>~€46 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 446.00/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

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





