


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

Reference ID: #18020 Price details: €1,000,000 Beautiful 4 bedrooms house 290 sq.m located in the quiet area of Ayios Athanasios. Sits on a plot of 703 sq.m. On the ground floor you will find a spacious entrance hall with sitting and dining areas, separate kitchen and the laundry room, guest toilet. Upstairs, there is 4 bedrooms, a family bathroom, two bedroom with en-suite, master bedroom with bath-toilet, a mini kitchenette on the corridor. Outside there is a lovely relaxing zone with a swimming pool and a beautiful garden, Covered garage, maids room also. 

### Property Info

Covered Area	<b>290</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>703</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>18020</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** **34.722188342588 / 33.05728485118**

## Price: €1 000 000 + VAT

VAT for this property is **€117,586** or **€190,000**. 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>~€36 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 448.00/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

€950 000 on Oct 19, 2023  
 €1 150 000 on Jan 16, 2024  
 €950 000 on Feb 12, 2025  
 €1 000 000 on May 7, 2025

