

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

- 5 bedrooms
- 9 W/C
- Internal Area 700.7m<sup>2</sup>
- Basement 293.2m<sup>2</sup>
- Covered Verandas 122.6m<sup>2</sup>
- Plot Area 955m<sup>2</sup>
- Swimming Pool
- Covered Parking
- Office
- Gym
- Sauna
- Maid's Room
- Landry Room
- Pantry Room
- Storage
- Energy Efficiency "A"



| Property Info    | Plot / Area Info               | Additional info  |
|------------------|--------------------------------|------------------|
| Covered Area     | <b>701</b>                     | Plot area        |
| Heating          | <b>Underfloor Heating, Yes</b> | 955              |
| Air Conditioning | <b>All rooms, Yes</b>          | Reference Number |
|                  |                                | <b>16031</b>     |
|                  | Pool                           | Property type    |
|                  | <b>Yes</b>                     | <b>House</b>     |
|                  | Parking                        | Condition        |
|                  | <b>Covered, Yes</b>            | <b>Brand New</b> |

| Amenities | Location  |
|-----------|---|
| • Gym     | <b>Location:</b> Limassol - Agios Athanasios Region: <b>Limassol</b><br>Coordinates: <b>34.709053 / 33.050797</b> |

## Price: €3 850 000 + VAT

VAT for this property is **€616,165** or **€731,500**. 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<br>Price per SQM | <b>None</b><br><b>€5 492.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€3 850 000 on Dec 31, 2025





