

## 590m<sup>2</sup> House for Sale in Limassol - Agios Athanasios

- 6 bedrooms
- 6 W/Cs
- Internal area: 590 m<sup>2</sup>
- Plot size: 694 m<sup>2</sup>
- Roof garden: 104 m<sup>2</sup> with BBQ area
- Panoramic unobstructed sea views
- Master suite with walk-in wardrobe & private bathroom
- Maid's en-suite room with separate private entrance
- Fully Italian furnished throughout
- Elevator serving all four levels
- 3 covered parking spaces



### Luxury Amenities:

- Indoor heated saltwater pool
- Outdoor swimming pool
- Indoor Jacuzzi (10-person capacity)
- Sauna
- Fully equipped gym
- Home cinema room
- Children's playroom
- Lau...

### Property Info

Covered Area	<b>590</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>694</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>14660</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
View	<b>Sea view</b>

**Location**

- Guest WC

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.722914829587 / 33.050401447439**

## Price: €3 950 000 + VAT

VAT for this property is **€609,907** or **€750,500**. 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>~€154 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 695.00/m²</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>
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## Price change history

€3 950 000 on Jan 15, 2026





















