

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

Exclusive five-bedroom family villa in the desirable Agios Athanasios area of Limassol, just five minutes from Foley's School. Set on a 650 m<sup>2</sup> plot with 380 m<sup>2</sup> of covered area (350 m<sup>2</sup> internal living space) plus 30 m<sup>2</sup> of covered verandas, this is a rare opportunity in the neighbourhood combining elegant design with practical family functionality. All four primary bedrooms occupy the upper floor, including a master suite with en-suite bathroom and walk-in wardrobe; the remaining bedrooms share a second stylish bathroom, and a dedicated laundry room rounds out the upper level. The main living floor is built for entertaining and easy family life — a fully equipped kitchen with ca... ✖

### Property Info

Covered Area	<b>380</b>
Covered Veranda	<b>30</b>
Furnishing	<b>Furnished</b>

### Plot / Area Info

Plot area	<b>650</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>245249</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

#### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** **34.71096079 / 33.05927311**

## Price: €2 200 000 + VAT

VAT for this property is **€296,421** or **€418,000**. 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>~€84 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 789.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€2 200 000 on May 29, 2026











