



5 Bedroom House for Sale in Limassol - Agios Athanasios

Discover an exceptional contemporary residence in the prestigious residential area of Agios Athanasios, one of Limassol's most desirable locations. Built in 2023 to the highest standards, this luxury villa combines elegant modern architecture, cutting-edge technology, energy efficiency, and breathtaking panoramic sea views.



Set on a 762 m² plot with 311 m² of covered living space and an additional 116 m² of verandas, the property has been meticulously designed to provide comfort, privacy, and effortless indoor-outdoor living. Every detail has been carefully considered, from premium finishes and smart home features to the beautifully landscaped gardens and stunning saltwater in...

Property Info

Covered Area	311
Furnishing	Furnished
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	762
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	33953
Property type	House
Condition	Pre-Owned
Bathrooms	3
View	Sea view

Amenities

- Guest WC

Location

Location: Limassol - Agios Athanasios Region: **Limassol**
Coordinates: **34.709054 / 33.050795**



Price: €2 800 000 + VAT

VAT for this property is **€342,932** or **€532,000**. 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	Excluded	Title transfer fee	~€108 600.00	Common expenses	None
		Price per SQM	€9 003.00/m²		

Representative: FOX

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Price change history

€2 800 000 on Jun 7, 2026

















