

## 6+ Bedroom House for Sale in Limassol - Agios Athanasios

Stunning and unique luxurious residence available unfurnished in a quiet residential area of Agios Athanasios. Easy access to the highway and just five minutes to Foley's Private School. This exclusive property offers four floors of spacious stylish interiors which can be offered as a nine bedroom residence. Upon entry, there is huge formal sitting and dining area leading to the kitchen with a cosy family sitting area including fireplace, large guest WC and additional bedroom. A spacious room is located on a higher level which can be utilized as a bedroom, office, studio or play area. Four sizable bedrooms are located on the second floor of which two have en-suite bat...

### Property Info

Covered Area	<b>800</b>
Covered Veranda	<b>50</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1019</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>H-120291</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>

### Amenities

- Guest WC

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** **34.67658508 / 33.00725943**

## Price: €3 400 000 + VAT

VAT for this property is **€556,750** or **€646,000**. 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>~€132 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 250.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€3 000 000 on Sep 4, 2023  
 €3 400 000 on Nov 18, 2025













