

5 Bedroom House for Sale in Limassol - Agios Athanasios

For sale: Modern five-bedroom villa in the highly sought-after area of Agios Athanasios. This off-plan residence offers an expansive internal space of 887 m², thoughtfully designed across generous living areas and comfortable bedrooms. The property has eight bathrooms, ensuring optimum convenience and privacy for the entire household.



Set on a large plot, this villa includes premium features such as an elevator, underfloor heating, and a private swimming pool, promising year-round comfort and luxury. Floor-to-ceiling windows and spacious terraces maximize natural light, while offering uninterrupted city and panoramic views.

Agios Athanasios is known for its leafy streets, p...

Property Info

|                  |                         |
|------------------|-------------------------|
| Covered Area     | 887                     |
| Heating          | Underfloor Heating, Yes |
| Air Conditioning | All rooms, Yes          |

Amenities

- Guest WC

Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** 34.716010868195 / 33.073488224073

Plot / Area Info

|           |              |
|-----------|--------------|
| Plot area | 721          |
| Pool      | Yes          |
| Parking   | Covered, Yes |

Additional info

|                  |           |
|------------------|-----------|
| Reference Number | 21431     |
| Property type    | House     |
| Condition        | Brand New |
| View             | City view |

## Price: €6 800 000 + VAT

VAT for this property is **€1,131,008** or **€1,292,000**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 666.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€5 800 000 on Jul 1, 2024  
€6 800 000 on Oct 7, 2025







