

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

For sale: Modern five-bedroom villa in the highly sought-after area of Green Area, Germasoyeia. This under-construction residence offers an expansive internal space of 887 m<sup>2</sup>, 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.

The area of Paniotis is known for...

### Property Info

Covered Area	<b>887</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>721</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>21431</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
View	<b>City view</b>

### Amenities

- Guest WC

### Location

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

Region: **Limassol**

## 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>
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## Price change history

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



