

3 Bedroom House for Sale in Limassol - Agios Athanasios

Panoramic Views & Elevated Lifestyle – Villa in a Gated Hilltop Community



Nestled within an exclusive gated enclave just 3 km from the city, this villa represents the pinnacle of modern Mediterranean living. Designed for those who value space, privacy, and panoramic views, it offers a lifestyle that blends urban convenience with natural serenity.

Design & Setting

Positioned on an elevated hillside, the villa captures sweeping views of the Mediterranean Sea and the city skyline. The architecture emphasizes clean lines, open-plan layouts, and a seamless indoor-outdoor flow. Expansive floor-to-ceiling windows and wide verandas invite natural light into every corne...

Property Info

Covered Area	211
Covered Veranda	65
Uncovered Veranda	49
Energy Efficiency	A

Plot / Area Info

Plot area	406
Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	6756
Property type	House
Condition	Under Construction
Construction Year	2027
Bathrooms	3

Amenities

- Parking

Location

Location: Limassol - Agios Athanasios
Coordinates: **34.724066209575 / 33.074786618694**

Region: **Limassol**

Price: €990 000 + VAT

VAT for this property is **€89,569** or **€188,100**. 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	None	Common expenses	None
		Price per SQM	€4 692.00/m²		

Representative: MySpace

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Price change history

- €920 000 on Sep 10, 2024
- €950 000 on May 27, 2025
- €970 000 on Feb 6, 2026
- €990 000 on Apr 27, 2026







