

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

6-Bedroom Residence in Agios Athanasios, Limassol X

This rare 6-bedroom residence within the prestigious Montara Homes gated community is the ultimate expression of space, luxury, and exclusivity. Designed for large families or those who entertain frequently, it combines grand architectural design with refined finishes, ensuring every corner of the home is both functional and beautiful.

### Design & Layout

From the moment you step inside, the sense of scale is immediately apparent. The expansive open-plan ground floor includes a spacious living area, formal dining space, and a designer kitchen equipped with premium cabinetry, high-end appliances, and a central island. Larg...

Property Info	Plot / Area Info	Additional info
Covered Area <b>400</b>		Reference Number <b>7085</b>
Covered Veranda <b>38</b>		Property type <b>House</b>
Uncovered Veranda <b>95</b>	Plot area <b>750</b>	Condition <b>Under Construction</b>
Energy Efficiency <b>A</b>		Construction Year <b>2026</b>
Air Conditioning <b>All rooms, Yes</b>		Bathrooms <b>5+</b>

### Amenities

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.724816528255 / 33.045785020088**

## Price: €2 008 000 + VAT

VAT for this property is **€276,100** or **€381,520**. 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 Price per SQM	<b>None</b> <b>€5 020.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	---	-----------------	-------------

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€1 799 000 on Sep 10, 2024

€2 200 000 on Dec 10, 2024

€2 008 000 on Mar 10, 2025



