

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

This luxurious 5-bedroom detached house in Agios Athanasios, Limassol, boasts an elegant design with a private garden and swimming pool, located in a peaceful residential area with easy access to amenities and the motorway. The property features a spacious living and sitting area with a double-sided fireplace, and a modern, open-plan kitchen fully equipped with electrical appliances and ample storage. Four of the large, luxury bedrooms come with en-suite bathrooms, with the master bedroom enjoying its own en-suite, a separate wardrobe room, and additional storage. The house also includes a maid's room, an attic, two garages (one underground with extra storage), and a large swimming pool...



### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>252</b>                  |
| Furnishing       | <b>Unfurnished</b>          |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>560</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>26980</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| View             | <b>City view</b> |

### Amenities

- Guest WC

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** **34.715038382126 / 33.048583582031**

## Price: €1 890 000 + VAT

VAT for this property is **€201,600** or **€359,100**. 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 | <b>Excluded</b> | Title transfer fee | <b>~€72 200.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 500.00/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> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€1 950 000 on Oct 19, 2024  
 €1 890 000 on Nov 18, 2025

























