


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

Set in a prestigious and secure neighbourhood in the hills of Agios Athanasios, this exceptional villa combines breathtaking views with world-class amenities. 

### Key Features:

- 5 Bedrooms
- 6 WCs
- Internal Area: 590 m<sup>2</sup>
- Plot size: 800 m<sup>2</sup>
- 3 Bedrooms on the first floor | All ensuite
- 2 Bedrooms in the basement, including an ensuite guest bedroom and a maid's room with a private bathroom
- Main bedroom features a spa-like ensuite with a jacuzzi
- Guest WC
- Double glazing
- Covered parking for two cars with secure automatic gate access
- Construction Year: 2012 | Immaculately maintained

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### Property Info

Covered Area	<b>590</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>800</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>10339</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
View	<b>Sea view</b>

### Amenities

- Gym

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.719759949994 / 33.050180292469**

Region: **Limassol**

## Price: €3 800 000 + VAT

VAT for this property is **€586,746** or **€722,000**. 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>~€148 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 441.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€3 000 000 on Feb 14, 2025

€3 800 000 on Jun 20, 2025



