### **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 worldclass 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

Plot / Area Info

**Additional info** 

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Covered Area590Plot area800Property typeHouseHeatingCentral Heating, YesPoolYesConditionPre-OwAir ConditioningAll rooms, YesParkingCovered, YesViewSea view	wned
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Amenities	Location	
• Gym	Location: Limassol - Agios Athanasios	Region: <b>Limassol</b>
	Coordinates: 34.719759949994 / 33.050180292469	



### Price: €3 800 000 + VAT

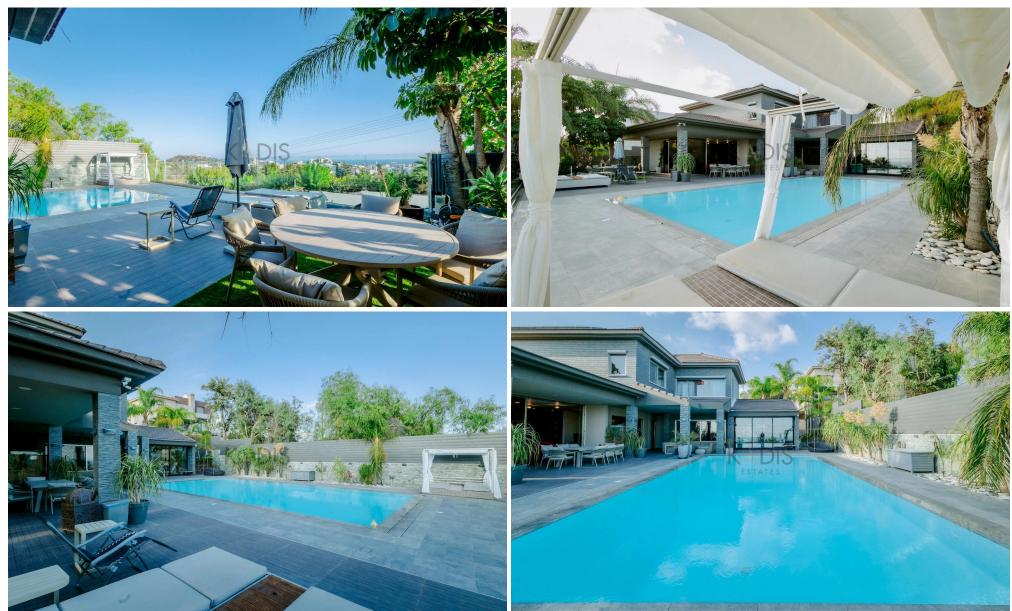
VAT for this property is €586,746 or €722,000. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded	Title transfer fee Price per SQM	~€148 600.00 €6 441.00/m²	Common expenses None					
Representative: Kadis Estates									
Registratior	n number	506	Email	info@kadis.com.cy					
License nur	nber	62/E	Legal name	N/A					

Phone: +35722344842

### **Price change history**

€3 000 000 on Feb 15, 2025 €3 800 000 on Jun 20, 2025







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