

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 m²
- Plot size: 800 m²
- 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	590
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	800
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	10385
Property type	House
Condition	Pre-Owned
View	Sea view

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	Excluded	Title transfer fee	~€148 600.00	Common expenses	None
		Price per SQM	€6 441.00/m²		

Representative: Kadis Estates

Registration number	506	Email	info@kadis.com.cy
License number	62/E	Legal name	N/A
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Price change history

€3 000 000 on Feb 15, 2025

€3 800 000 on Jun 20, 2025







