

## 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

### Plot / Area Info

### Additional info

Covered Area  
Heating  
Air Conditioning

**590**  
**Central Heating, Yes**  
**All rooms, Yes**

Plot area  
Pool  
Parking

**800**  
**Yes**  
**Covered, Yes**

Reference Number  
Property type  
Condition  
View

**10385**  
**House**  
**Pre-Owned**  
**Sea view**

**Amenities****Location**

- Gym

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

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	<b>Excluded</b>	Title transfer fee	<b>~€148 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 441.00/m²</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>
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## Price change history

€3 000 000 on Feb 15, 2025

€3 800 000 on Jun 20, 2025















