



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		Plot / Area Info		Additional info	
Covered Area	590	Plot area	800	Reference Number	10385
Heating	Central Heating, Yes	Pool	Yes	Property type	House
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	Pre-Owned
				View	Sea view

Amenities

- Gym

Location

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	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







