


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

Discover an exclusive collection of luxurious three-level villas nestled on expansive 955-1116 sq.m. plots in a serene, well-developed neighborhood.  These custom-built masterpieces offer 500 to 800 sq.m. of elegantly designed living space, blending modern sophistication with ultimate comfort.

Each villa features 5 spacious bedrooms, each with its own en suite bathroom, ensuring privacy and convenience. The entertainment floor is dedicated to family enjoyment, boasting spa facilities, a private swimming pool, and outdoor BBQ areas—perfect for relaxation and social gatherings.

Located in a tranquil setting with top-rated schools and excellent city infrastructure, these villa...

### Property Info

Covered Area	<b>972.5</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1116</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>28428</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
View	<b>Sea view</b>

### Amenities

- Gym

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
**Coordinates: 34.709053 / 33.050797**

## Price: €4 500 000 + VAT

VAT for this property is **€757,778** or **€855,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 630.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€4 500 000 on Feb 19, 2025



