

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

This stunning villa is located in a residential area in Agios Athanasios close to the prestigious Foley s School and a well developed city infrastructure. The project offers peace and tranquility alongside convenient access to essential amenities and educational facilities making it an ideal setting for families seeking a harmonious blend of comfort and urban convenience. Its a spacious three level villa with stunning panoramic sea views epitomize luxury living. Elegantly designed living areas seamlessly blend style and comfort. V illa boasts an entertainment floor dedicated to family enjoyment complete with spa facilities a swimming pool and outdoor BBQ facilities. The proposed layouts s...

### Property Info

Covered Area	<b>816</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>1116</b>
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### Additional info

Reference Number	<b>VL45272</b>
Property type	<b>House</b>
Bathrooms	<b>5+</b>

### Amenities

- Balcony

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**

## Price: €4 500 000 + VAT

VAT for this property is **€739,191** 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>~€176 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 515.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
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## Price change history

€4 500 000 on Mar 1, 2025



