

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

For sale: Off-plan luxury villa in the desirable area of Agios Athanasios. This modern property offers an impressive internal space of 700 m<sup>2</sup>, providing ample room for comfortable family living. The villa features five spacious bedrooms, one contemporary bathroom, and a large basement for extra storage or recreational use. Enjoy excellent energy efficiency rated A+, underfloor heating throughout, and a private swimming pool that is perfect for relaxation or entertaining guests.

Set on a large plot, the villa provides a sense of privacy and space, while offering stunning city views. Agios Athanasios is known for its peaceful environment, beautiful scenery, and close proximity to mo...

### Property Info

Covered Area  
Heating  
Air Conditioning

**700**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Pool  
Parking

### Additional info

Reference Number **25577**  
Property type **House**  
Condition **Brand New**  
Bathrooms **1**  
View **City view**

### Amenities

• Guest WC

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.727524769191 / 33.066023072896**

Region: **Limassol**

## Price: €3 850 000 + VAT

VAT for this property is **€616,000** or **€731,500**. 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 Price per SQM	<b>None</b> <b>€5 500.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€4 500 000 on Mar 12, 2025

€3 850 000 on Jun 20, 2025







