

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 m², 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	700
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Amenities

- Guest WC

Location

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

Plot / Area Info

Plot area	955
Pool	Yes
Parking	Covered, Yes

Additional info

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

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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 500.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€4 500 000 on Mar 12, 2025

€3 850 000 on Jun 20, 2025







