


5 Bedroom House for Sale in Limassol - Agios Athanasios

This Villas are located in a residential area in Agios Athanasios, close to the prestigious Foley’s School and a well-developed city infrastructure. 

The project of 5 spacious villas 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.

Nestled on five generous 955 – 1,116 sq.m. plots, spacious three-level villas with stunning panoramic sea views epitomize luxury living. The covered areas range from 800 to 1000 sq.m.

Elegantly designed living areas seamlessly blend style and comfort, complemented by expansiv...

Property Info		Plot / Area Info		Additional info	
Covered Area	972			Reference Number	3537
Covered Veranda	113			Property type	House
Total Number of Floors	3	Plot area	1116	Bathrooms	4
Energy Efficiency	A	Pool	Yes	View	City view
Heating	Underfloor Heating, Yes				
Air Conditioning	All rooms, Yes				
Amenities		Location			
• Elevator		Location: Limassol - Agios Athanasios		Region: Limassol	
		Coordinates: 34.72786688355 / 33.064373731613			

## 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>~€176 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 630.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€4 500 000 on Apr 8, 2025











AREA SUMMARY  
VILLA 1

FLOOR	INTERNAL AREA	EXTERNAL COVERED AREAS	GARAGE	UNCOVERED AREAS / POOL	GARDEN	TOTAL
LOWER LEVEL	357	0	0	388	113	838
GROUND FLOOR	253	54	43.5	143	188	681.5
1ST FLOOR	208	59	0	34	17	316
ROOF	13	0	0	0	0	13
TOTAL	829	113	43.5	329	318	1632.5

