

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

Covered Area	972
Covered Veranda	113
Total Number of Floors	3
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	1116
Pool	Yes

Additional info

Reference Number	3537
Property type	House
Bathrooms	4
View	City view

Amenities

Location



- Elevator

Location: Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.72786688355 / 33.064373731613**

www.index.cy - All Cyprus Real Estate

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	Excluded	Title transfer fee	~€176 600.00	Common expenses	None
		Price per SQM	€4 630.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€4 500 000 on Apr 8, 2025

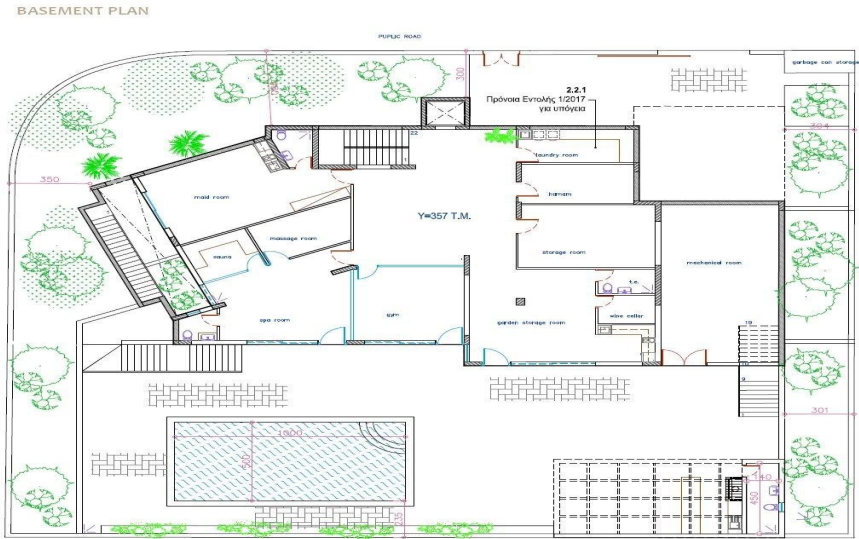




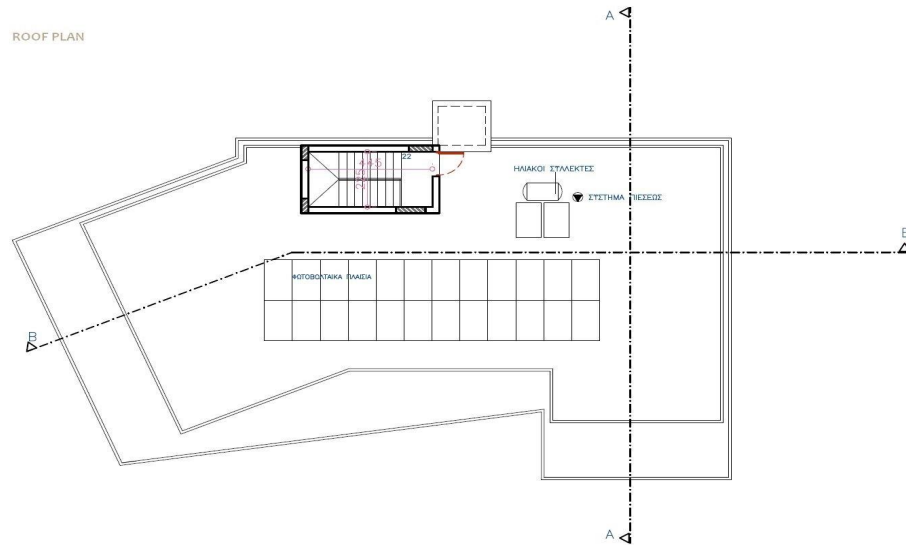


AREA SUMMARY
VILLA 1

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



ROOF PLAN



FIRST FLOOR PLAN

