


## 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           | <b>972</b>                     |
| Covered Veranda        | <b>113</b>                     |
| Total Number of Floors | <b>3</b>                       |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |             |
|-----------|-------------|
| Plot area | <b>1116</b> |
| Pool      | <b>Yes</b>  |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>3537</b>      |
| Property type    | <b>House</b>     |
| Bathrooms        | <b>4</b>         |
| View             | <b>City view</b> |

### Amenities

- Elevator

### Location

**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/m<sup>2</sup></b> |                 |             |

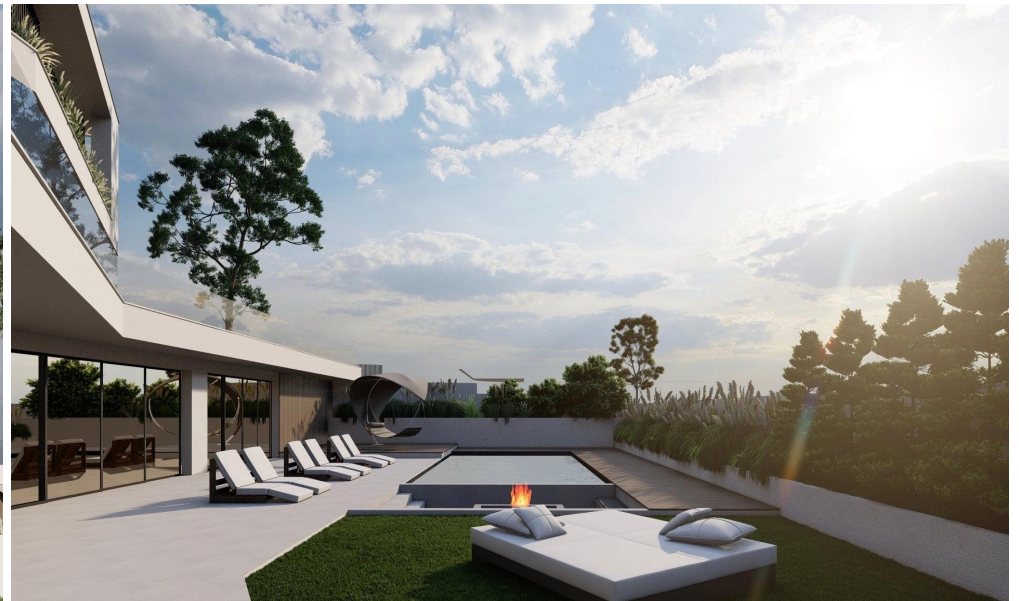
## Representative: RealDeal Estates

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

## 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  |
|---------------------|---------------|------------------------|--------|------------------------|--------|--------|
| <b>LOWER LEVEL</b>  | 357           | 0                      | 0      | 388                    | 113    | 838    |
| <b>GROUND FLOOR</b> | 253           | 54                     | 43.5   | 143                    | 188    | 681.5  |
| <b>1ST FLOOR</b>    | 208           | 59                     | 0      | 34                     | 17     | 316    |
| <b>ROOF</b>         | 13            | 0                      | 0      | 0                      | 0      | 13     |
| <b>TOTAL</b>        | 829           | 113                    | 43.5   | 329                    | 318    | 1632.5 |

BASEMENT PLAN

