

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

Stunning Luxury Home in Prime Limassol Location



Nestled in a highly sought-after, tranquil residential area with easy access to all major roads and schools, this exceptional property offers the perfect blend of luxury and comfort. No expense has been spared in creating a high-quality home with designer fixtures and fittings throughout.

As you enter the home, you're greeted by a grand entrance featuring a striking staircase. The ground floor boasts a spacious open-plan living area, including a fully equipped Scavolini kitchen, with an adjacent utility/secondary kitchen for added convenience. Two elegant lounge areas, a separate dining room, and a private office provide a...

### Property Info

Covered Area	<b>286</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>747</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>29045</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
View	<b>City view</b>

### Amenities

- Gym

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
**Coordinates:** **34.71197 / 33.068591**

## Price: €4 500 000 + VAT

VAT for this property is **€524,580** 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>€15 734.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€4 500 000 on Apr 10, 2025

























