

590m² House for Sale in Limassol - Agios Athanasios

Ultra-Luxury Smart Villa with Panoramic Sea Views in a Prime Limassol Neighborhood



This exceptional four-level residence redefines luxury living, offering a rare combination of expansive space, cutting-edge smart home technology, and resort-style amenities in a quiet, prestigious neighborhood surrounded by newly built private homes. Boasting 590 sqm of internal areas plus covered verandas and a beautifully appointed roof garden with BBQ area, this property is an ideal retreat for those seeking privacy, comfort, and sophistication.

The villa features 6 spacious bedrooms, including 3 en-suite bedrooms, a master suite with a walk-in wardrobe, and a maid’s en-suite room with a...

Property Info

Covered Area	590
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Amenities

- Gym

Location

Location: Limassol - Agios Athanasios
Coordinates: 34.709530930287 / 33.051441602602

Plot / Area Info

Plot area	600
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	18942
Property type	House
Condition	Pre-Owned
View	Sea view

Price: €4 500 000 + VAT

VAT for this property is **€694,831** 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	€7 627.00/m²		

Representative: Purple International Real Estate

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Price change history

€4 500 000 on May 17, 2025



















