

5 Bedroom House for Sale in Limassol - Agios Athanasios

This modern villa is located in a quiet area in the village of Ayios Athanasios (Sfalagiotissa), a 5min drive from the beach, and a 8min drive from the centre of Limassol. The villa has a picturesque location, and is located in a road with no traffic. It offers privacy and tranquillity, with a field and olive grove facing east and north, and it has magnificent mountain and sea views.



This well maintained villa is built on a plot of 890m² in 2006, and has two floors and a basement. The ground floor has an open plan living/ dining room, kitchen, utility room, and a guest toilet. On the second floor there are four bedrooms, with the master bedroom enjoying en suite facilities and ...

Property Info

Covered Area	500
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	890
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	11424
Property type	House
Condition	Pre-Owned
Bathrooms	4

Amenities

- Guest WC

Location

Location: Limassol - Agios Athanasios
Coordinates: 34.722357171201 / 33.050070759164

Region: Limassol

Price: €1 705 000 + VAT

VAT for this property is **€252,340** or **€323,950**. 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	~€64 800.00	Common expenses	None
Title deed	Has Title	Price per SQM	€3 410.00/m²		

Representative: Purple International Real Estate

Registration number	1052	Email	info@purpleinternational.eu
License number	512/E	Legal name	A.A. Purple Real Estate Ltd
Phone: +35723811058			

Price change history

€1 705 000 on Jun 6, 2025











