

5 Bedroom House for Sale in Limassol - Agios Athanasios

Experience the essence of luxury, where a premium lifestyle awaits you. Immerse yourself in the exquisite charm of individually designed villas, meticulously crafted to perfection.



The privileged location of these villas, discover the most sought-after address in Cyprus, offering breathtaking views of the glistening Mediterranean Sea. Enjoy the serenity while still being within reach of the vibrant city life.

Every residence is distinct in its design, with breathtaking architecture that complements the surrounding beauty. The homes are meticulously crafted to meet the highest standards of quality and attention to detail. Explore our exquisite selection of villas, each boasts...

Property Info

Covered Area	543
Covered Veranda	69
Uncovered Veranda	88
Total Number of Floors	2
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	653
Pool	Yes

Additional info

Reference Number	6644
Property type	House
Condition	Under Construction
Bathrooms	5+

Amenities

Location



Location: Limassol - Agios Athanasios

Region: Limassol

Coordinates: 34.729008764833 / 33.065328605293

www.index.cy - All Cyprus Real Estate

Price: €2 650 000 + VAT

VAT for this property is **€401,014** or **€503,500**. 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	None	Common expenses	None
		Price per SQM	€4 880.00/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

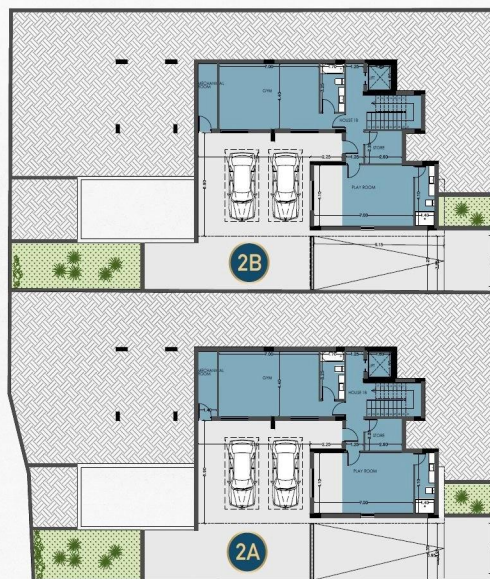
€2 650 000 on Jun 7, 2025





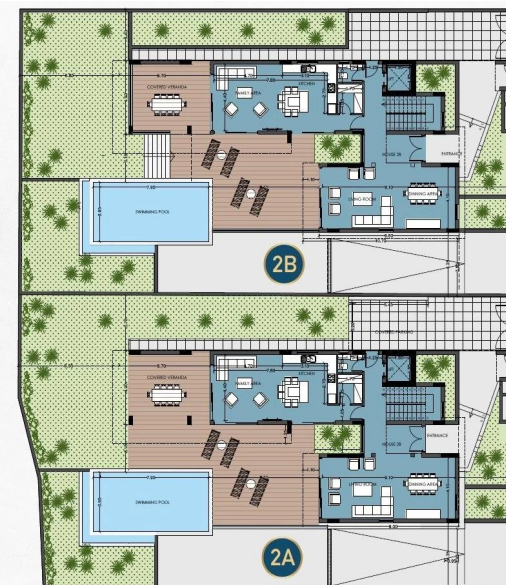
Villas 2A & 2B Basement

	Villa 2A	Villa 2B
Plot Size	653.5m ²	653.5m ²
Bedrooms	4 +	4 +
Bathrooms	5 + 1 WC	5 + 1 WC
BASEMENT		
Covered Area	182m ²	182m ²
GROUND FLOOR		
Covered Area	125m ²	125m ²
Covered Veranda	44m ²	44m ²
Un- Covered Veranda	88m ²	88m ²
UPPER FLOOR		
Covered Area	150m ²	150m ²
Covered Veranda	11m ²	11m ²
Un- Covered Veranda	-	-
Covered Parking	17m ²	17m ²
Covered Internal Area	457m ²	457m ²
TOTAL COVERED AREA	543m²	543m²



Villas 2A & 2B Ground Floor

	Villa 2A	Villa 2B
Plot Size	653.5m ²	653.5m ²
Bedrooms	4 +	4 +
Bathrooms	5 + 1 WC	5 + 1 WC
BASEMENT		
Covered Area	182m ²	182m ²
GROUND FLOOR		
Covered Area	125m ²	125m ²
Covered Veranda	44m ²	44m ²
Un- Covered Veranda	88m ²	88m ²
UPPER FLOOR		
Covered Area	150m ²	150m ²
Covered Veranda	25m ²	25m ²
Un- Covered Veranda	-	-
Covered Parking	17m ²	17m ²
Covered Internal Area	457m ²	457m ²
TOTAL COVERED AREA	543m²	543m²



Villas 2A & 2B Upper Floor

	Villa 2A	Villa 2B
Plot Size	653.5m ²	653.5m ²
Bedrooms	4 +	4 +
Bathrooms	5 + 1 WC	5 + 1 WC
BASEMENT		
Covered Area	182m ²	182m ²
GROUND FLOOR		
Covered Area	125m ²	125m ²
Covered Veranda	44m ²	44m ²
Un- Covered Veranda	88m ²	88m ²
UPPER FLOOR		
Covered Area	150m ²	150m ²
Covered Veranda	25m ²	25m ²
Un- Covered Veranda	-	-
Covered Parking	17m ²	17m ²
Covered Internal Area	457m ²	457m ²
TOTAL COVERED AREA	543m²	543m²

