

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	518
Covered Veranda	53
Uncovered Veranda	67
Total Number of Floors	2
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	625
Pool	Yes

Additional info

Reference Number	6645
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: €2 575 000 + VAT

VAT for this property is **€384,858** or **€489,250**. 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	€4 971.00/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

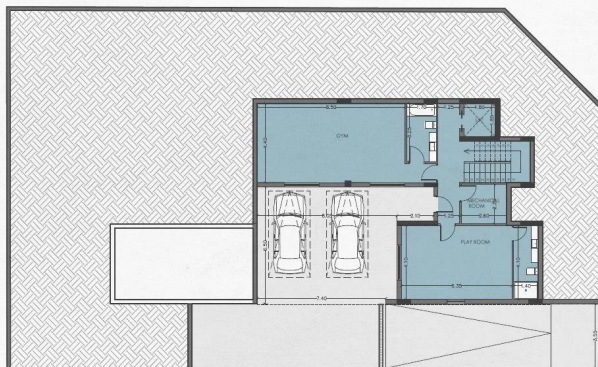
€2 575 000 on Jun 7, 2025





Villa 3A Basement

Plot Size	625m ²
Bedrooms	4 +
Bathrooms	5 + 1 WC
BASEMENT	
Covered Area	180m ²
GROUND FLOOR	
Covered Area	130m ²
Covered Veranda	40m ²
Un- Covered Veranda	67m ²
UPPER FLOOR	
Covered Area	155m ²
Covered Veranda	13m ²
Un- Covered Veranda	-
Covered Parking	-
Covered Internal Area	465m ²
TOTAL COVERED AREA	518m²



Villa 3A Upper Floor

Plot Size	625m ²
Bedrooms	4 +
Bathrooms	5 + 1 WC
BASEMENT	
Covered Area	180m ²
GROUND FLOOR	
Covered Area	130m ²
Covered Veranda	40m ²
Un- Covered Veranda	67m ²
UPPER FLOOR	
Covered Area	155m ²
Covered Veranda	13m ²
Un- Covered Veranda	-
Covered Parking	-
Covered Internal Area	465m ²
TOTAL COVERED AREA	518m²



Villa 3A Ground Floor

Plot Size	625m ²
Bedrooms	4 +
Bathrooms	5 + 1 WC
BASEMENT	
Covered Area	180m ²
GROUND FLOOR	
Covered Area	130m ²
Covered Veranda	40m ²
Un- Covered Veranda	67m ²
UPPER FLOOR	
Covered Area	155m ²
Covered Veranda	13m ²
Un- Covered Veranda	-
Covered Parking	-
Covered Internal Area	465m ²
TOTAL COVERED AREA	518m²

