


## 6+ 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 boass...

### Property Info

Covered Area	<b>657</b>
Covered Veranda	<b>53</b>
Uncovered Veranda	<b>100</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>956</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>6646</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>5+</b>

### Amenities

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.729008764833 / 33.065328605293**

## Price: €3 750 000 + VAT

VAT for this property is **€592,637** or **€712,500**. 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.

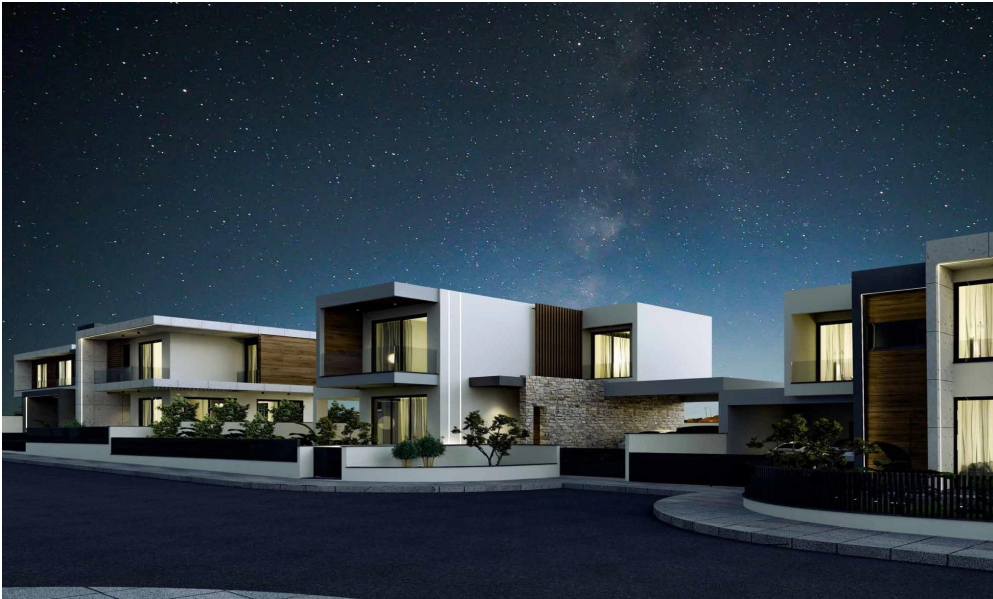
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 708.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€3 750 000 on Jun 7, 2025





## Villa 3B Basement

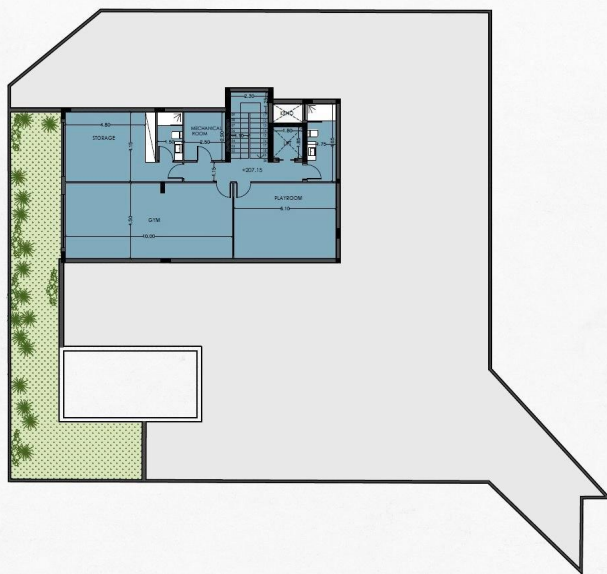
Plot Size 956m<sup>2</sup>  
Bedrooms 6 +  
Bathrooms 8 + 1 WC

**BASEMENT**  
Covered Area 155m<sup>2</sup>

**GROUND FLOOR**  
Covered Area 175m<sup>2</sup>  
Covered Veranda 47m<sup>2</sup>  
Un - Covered Veranda 75m<sup>2</sup>

**UPPER FLOOR**  
Covered Area 181m<sup>2</sup>  
Covered Veranda 53m<sup>2</sup>  
Un - Covered Veranda -

Covered Parking 46m<sup>2</sup>  
Covered Internal Area 511m<sup>2</sup>  
**TOTAL COVERED AREA 657m<sup>2</sup>**



## Villa 3B Ground Floor

Plot Size 956m<sup>2</sup>  
Bedrooms 6 +  
Bathrooms 8 + 1 WC

**BASEMENT**  
Covered Area 155m<sup>2</sup>

**GROUND FLOOR**  
Covered Area 175m<sup>2</sup>  
Covered Veranda 47m<sup>2</sup>  
Un - Covered Veranda 75m<sup>2</sup>

**UPPER FLOOR**  
Covered Area 181m<sup>2</sup>  
Covered Veranda 53m<sup>2</sup>  
Un - Covered Veranda -

Covered Parking 46m<sup>2</sup>  
Covered Internal Area 511m<sup>2</sup>  
**TOTAL COVERED AREA 657m<sup>2</sup>**



## Villa 3B Upper Floor

Plot Size 956m<sup>2</sup>  
Bedrooms 6 +  
Bathrooms 8 + 1 WC

**BASEMENT**  
Covered Area 155m<sup>2</sup>

**GROUND FLOOR**  
Covered Area 175m<sup>2</sup>  
Covered Veranda 47m<sup>2</sup>  
Un - Covered Veranda 75m<sup>2</sup>

**UPPER FLOOR**  
Covered Area 181m<sup>2</sup>  
Covered Veranda 53m<sup>2</sup>  
Un - Covered Veranda -

Covered Parking 46m<sup>2</sup>  
Covered Internal Area 511m<sup>2</sup>  
**TOTAL COVERED AREA 657m<sup>2</sup>**

