

## 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	<b>535</b>
Covered Veranda	<b>60</b>
Uncovered Veranda	<b>68</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>523</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>6652</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>4</b>

### Amenities

### Location



**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.729008764833 / 33.065328605293**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €2 400 000 + VAT

VAT for this property is **€361,794** or **€456,000**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 486.00/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

€2 400 000 on Jun 7, 2025









Villas 4A & 4B  
Basement

	Villa 4A	Villa 4B
Plot Size	523.5m <sup>2</sup>	523.5m <sup>2</sup>
Bedrooms	4 +	4 +
Bathrooms	5 +1 WC	5 +1 WC
BASEMENT		
Covered Area	252m <sup>2</sup>	252m <sup>2</sup>
GROUND FLOOR		
Covered Area	118m <sup>2</sup>	118m <sup>2</sup>
Covered Veranda	32m <sup>2</sup>	32m <sup>2</sup>
Un- Covered Veranda	68m <sup>2</sup>	68m <sup>2</sup>
UPPER FLOOR		
Covered Area	105m <sup>2</sup>	105m <sup>2</sup>
Covered Veranda	28m <sup>2</sup>	28m <sup>2</sup>
Un- Covered Veranda	-	-
Covered Parking	-	-
Covered Internal Area	475m <sup>2</sup>	475m <sup>2</sup>
TOTAL COVERED AREA	535m <sup>2</sup>	535m <sup>2</sup>



Villas 4A & 4B  
Upper Floor

	Villa 4A	Villa 4B
Plot Size	523.5m <sup>2</sup>	523.5m <sup>2</sup>
Bedrooms	4 +	4 +
Bathrooms	5 +1 WC	5 +1 WC
BASEMENT		
Covered Area	252m <sup>2</sup>	252m <sup>2</sup>
GROUND FLOOR		
Covered Area	118m <sup>2</sup>	118m <sup>2</sup>
Covered Veranda	32m <sup>2</sup>	32m <sup>2</sup>
Un- Covered Veranda	68m <sup>2</sup>	68m <sup>2</sup>
UPPER FLOOR		
Covered Area	105m <sup>2</sup>	105m <sup>2</sup>
Covered Veranda	28m <sup>2</sup>	28m <sup>2</sup>
Un- Covered Veranda	-	-
Covered Parking	-	-
Covered Internal Area	475m <sup>2</sup>	475m <sup>2</sup>
TOTAL COVERED AREA	535m <sup>2</sup>	535m <sup>2</sup>



Villas 4A & 4B  
Ground Floor

	Villa 4A	Villa 4B
Plot Size	523.5m <sup>2</sup>	523.5m <sup>2</sup>
Bedrooms	4 +	4 +
Bathrooms	5 +1 WC	5 +1 WC
BASEMENT		
Covered Area	252m <sup>2</sup>	252m <sup>2</sup>
GROUND FLOOR		
Covered Area	118m <sup>2</sup>	118m <sup>2</sup>
Covered Veranda	32m <sup>2</sup>	32m <sup>2</sup>
Un- Covered Veranda	68m <sup>2</sup>	68m <sup>2</sup>
UPPER FLOOR		
Covered Area	105m <sup>2</sup>	105m <sup>2</sup>
Covered Veranda	28m <sup>2</sup>	28m <sup>2</sup>
Un- Covered Veranda	-	-
Covered Parking	-	-
Covered Internal Area	475m <sup>2</sup>	475m <sup>2</sup>
TOTAL COVERED AREA	535m <sup>2</sup>	535m <sup>2</sup>

