

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 boass...

Property Info

Covered Area	535
Covered Veranda	60
Uncovered Veranda	68
Total Number of Floors	2
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	523
Pool	Yes

Additional info

Reference Number	6652
Property type	House
Condition	Under Construction
Bathrooms	4

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>
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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>
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