

## 5 Bedroom House for Sale in Limassol - Agios Athanasios

Villa 3 comprises:



On the Lower Level, 308,6 m<sup>2</sup> – Maid's quarter including the kitchen and en-suite; Sauna, hammam, spa room, massage room; Gym; Laundry room; 2 shower rooms; 2 storage rooms; Wine cellar; Game or cinema room; BBQ area; Swimming pool, Garden.

On the Ground floor, 315,6 m<sup>2</sup> – Office, TV room, Living room, Kitchen and dining area, Pantry, Walk-in wardrobe, Guest toilet, Server room, Elevator, Parking for 2 cars, Large covered veranda, Garden.

On the First floor, 235,7 m<sup>2</sup> – Master bedroom and other 3 bedrooms – all with en-suite and walk-in wardrobes, Covered and uncovered verandas, Garden.

This Villas are located in a residenti...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>816</b>				
Covered Veranda	<b>97</b>			Reference Number	<b>7418</b>
Total Number of Floors	<b>3</b>	Plot area	<b>962</b>	Property type	<b>House</b>
Energy Efficiency	<b>A</b>	Pool	<b>Yes</b>	Bathrooms	<b>5+</b>
Heating	<b>Underfloor Heating, Yes</b>			View	<b>City view</b>
Air Conditioning	<b>All rooms, Yes</b>				

## Amenities

- Garden

## Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.72786688355 / 33.064373731613**

## Price: €4 000 000 + VAT

VAT for this property is **€657,059** or **€760,000**. 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>~€156 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 902.00/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>
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## Price change history

€4 000 000 on Jul 5, 2025













