

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

For sale: Discover this spacious off-plan detached villa, soon to be built in the sought-after area of Agios Athanasios. With a generous internal space of 223 m<sup>2</sup> spread over multiple levels, this modern home boasts five bedrooms and four bathrooms, offering plenty of room for a large family or guests. The villa also features a basement, providing extra space for storage, a gym, or a playroom.



Set on a large private plot within a secure gated complex, this property guarantees peace of mind and privacy. Enjoy the comfort of underfloor heating throughout the home, perfect for year-round living. Step outside to your own private swimming pool, ideal for relaxing or entertaining friends...

### Property Info

Covered Area	<b>223</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>520</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>13879</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### Amenities

- Guest WC

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.729493980596 / 33.066272997102**

**Region:** **Limassol**

## Price: €2 750 000 + VAT

VAT for this property is **€263,531** or **€522,500**. 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>€12 332.00/m<sup>2</sup></b>		

## Representative: Purple International Real Estate

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## Price change history

€2 750 000 on Jul 22, 2025







