

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

This luxurious villa is part of an exclusive development of six homes, set in a peaceful and well-connected area. Designed for comfort and long-term sustainability, the villa offers five spacious bedrooms, premium finishes, and exceptional energy performance (Class A).

### Key Features:

- Austrian 3KW solar system, German insulation (ClimaPlus)
- BOSCH appliances, DAIKIN A/C, Quick-Step waterproof parquet (lifetime warranty)
- Italian waterproofing & plumbing (Giacomini)
- Smart home automation (Sonoff), full water filtration system
- Customizable façade (HPL, stone, or wood)
- €55/m² budget for ceramics &a...

Property Info		Plot / Area In	fo	Additional info	
Covered Area Total Number of Floors Energy Efficiency	315 3 A	Plot area	245	Reference Number Property type Condition Bathrooms	8041 House Under Construction 4

**Location:** Limassol - Agios Athanasios Region: **Limassol** 

Coordinates: 34.716976335169 / 33.039547209677



Price: €800 000 + VAT

VAT for this property is €98,667 or €152,000. 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 Excluded Title transfer fee None
Price per SQM €2 540.00/m² Common expenses None

# **Representative: RealDeal Estates**

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# **Price change history**

€695 000 on Jul 26, 2025 €800 000 on Oct 21, 2025













