

## 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

Covered Area	<b>338</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>330</b>
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### Additional info

Reference Number	<b>8042</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>4</b>

### Amenities

### Location



**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.716976335169 / 33.039547209677**

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

## Price: €795 000 + VAT

VAT for this property is **€101,657** or **€151,050**. 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>€2 352.00/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

€795 000 on Jul 26, 2025



