

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 | 315 |
| Total Number of Floors | 3 |
| Energy Efficiency | A |

Plot / Area Info

| | |
|-----------|------------|
| Plot area | 242 |
|-----------|------------|

Additional info

| | |
|------------------|---------------------------|
| Reference Number | 8043 |
| Property type | House |
| Condition | Under Construction |
| Bathrooms | 4 |

Amenities

Location

Location: Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.716976335169 / 33.039547209677**

Price: €890 000 + VAT

VAT for this property is **€109,767** or **€169,100**. 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €2 825.00/m² | | |

Representative: RealDeal Estates

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|--|--------------|------------|--|
| Registration number | 1311 | Email | info@realdeal.cy |
| License number | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |
| Phone: +35725255505, +35794001333 | | | |

Price change history

€690 000 on Jul 26, 2025
 €800 000 on Oct 21, 2025
 €890 000 on Jan 21, 2026



