

## 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/m<sup>2</sup> budget for ceramics &a...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>315</b>			Reference Number	<b>8044</b>
Total Number of Floors	<b>3</b>	Plot area	<b>240</b>	Property type	<b>House</b>
Energy Efficiency	<b>A</b>			Condition	<b>Under Construction</b>
				Bathrooms	<b>4</b>

Amenities	Location	Region
	<b>Location:</b> Limassol - Agios Athanasios Coordinates: <b>34.716976335169 / 33.039547209677</b>	<b>Limassol</b>

## 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.

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€2 825.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

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



