

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

For sale: a spacious detached villa in the sought-after area of Agios Athanasios. This impressive resale property offers 400 m2 of internal living space arranged on 3 levels providing comfort and easy accessibility. The villa includes five generously sized bedrooms and three bathrooms, making it ideal for families or those who enjoy hosting guests.



Built in 2019, this home has been maintained to high standards and boasts an energy efficiency rating of A, ensuring low running costs and year-round comfort. It comes partially furnished, ready for you to move in and make it your own. Step outside to enjoy a private swimming pool set against beautiful country, sea, and panoramic views.<...>

### Property Info

Covered Area	<b>400</b>
Furnishing	<b>Partially furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>468</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>30843</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.713673809711 / 33.047134586813**

Region: **Limassol**

## Price: €1 250 000 + VAT

VAT for this property is **€171,875** or **€237,500**. 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>~€46 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 125.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€1 300 000 on Aug 23, 2025  
 €1 250 000 on Nov 18, 2025

