

## 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. X

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		Plot / Area Info		Additional info	
Covered Area	<b>400</b>	Plot area	<b>468</b>	Reference Number	<b>30843</b>
Furnishing	<b>Partially furnished</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Uncovered, Yes</b>	Condition	<b>Pre-Owned</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>3</b>
				View	<b>Sea view</b>

Amenities	Location	Region
• Guest WC	<b>Location:</b> Limassol - Agios Athanasios <b>Coordinates:</b> <b>34.713673809711 / 33.047134586813</b>	<b>Limassol</b>

## 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 Price per SQM	<b>~€46 600.00</b> <b>€3 125.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

