


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 450 m2 of internal living space (400m² internal correct area + 50 m² covered verandas) 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...

Property Info

Covered Area	450
Furnishing	Partially furnished
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	468
Pool	Yes
Parking	Uncovered, Yes

Additional info

Reference Number	30843
Property type	House
Condition	Pre-Owned
Bathrooms	3
View	Sea view

Amenities

- Guest WC

Location

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

Region: **Limassol**

Price: €1 100 000 + VAT

VAT for this property is **€157,667** or **€209,000**. 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	Excluded	Title transfer fee	~€40 600.00	Common expenses	None
		Price per SQM	€2 444.00/m²		

Representative: FOX

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Price change history

€1 300 000 on Aug 23, 2025

€1 250 000 on Nov 18, 2025

€1 100 000 on May 15, 2026





