


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

Live in style in this beautiful 5-bedroom villa with 1 bathroom and 3 showers (including 1 en-suite), ideally located in a quiet neighborhood just 3 minutes from Foley's School and close to Limassol's city center. 

This elegant residence offers bright open-plan living, a fully equipped modern kitchen, and spacious bedrooms, including a master suite with en-suite facilities and a private balcony with sea views.

Step outside to your own private oasis: a large swimming pool, landscaped garden, and covered patio — perfect for family living or entertaining guests.

Additional features include central heating, air conditioning, covered parking, and high-quality finishes...

### Property Info

Covered Area	<b>570</b>
Covered Veranda	<b>120</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>B</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1200</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>7665</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>
View	<b>City view</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** **34.725036360775 / 33.06323645652**

## Price: €1 650 000 + VAT

VAT for this property is **€252,711** or **€313,500**. 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>~€62 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 895.00/m²</b>		

## 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

€1 700 000 on Aug 26, 2025

€1 650 000 on Nov 7, 2025













