

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 | | Plot / Area Info | | Additional info | |
|------------------------|----------------------|------------------|----------------|------------------------|------------------|
| Covered Area | 570 | | | | |
| Covered Veranda | 120 | | | Reference Number | 7665 |
| Total Number of Floors | 2 | Plot area | 1200 | Property type | House |
| Furnishing | Furnished | Pool | Yes | Condition | Pre-Owned |
| Energy Efficiency | В | Parking | Uncovered, Yes | Bathrooms | 4 |
| Heating | Central Heating, Yes | | | View | City view |
| Air Conditioning | All rooms, Yes | | | | |

Amenities Location



Location: Limassol - Agios Athanasios

Coordinates: **34.725036360775** / **33.06323645652**

Nov 30, 2025

Region: **Limassol**



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 | Excluded | Title transfer fee | ~€62 600.00 | Common expenses | Nama |
|------------|-----------|--------------------|--------------------------|-----------------|------|
| Title deed | Has Title | Price per SOM | €2 895.00/m ² | | None |

Representative: RealDeal Estates

| Registration number | 1311 | Email | info@realdeal.cy |
|---------------------|-------|------------|---|
| License number | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |

Phone: **+35725255505**, **+35794001333**

Price change history

€1 700 000 on Aug 26, 2025 €1 650 000 on Nov 7, 2025





































