

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

Welcome to this exceptional 3-storey residence located in the prestigious area of Agios Athanasios. This stunning home offers the perfect combination of luxury, functionality, and comfort, ideal for families seeking elegance and privacy just minutes away from Limassol city center.

### Property Highlights:

- 5 Spacious Bedrooms, including a master bedroom with en suite bathroom
- 1-Bedroom Apartment with private access on the first floor - ideal for guests or staff
- Game Room - perfect for entertaining friends and family
- Main Kitchen on the central floor + Secondary Kitchen on the pool/garden level
- 5 Toilets for maximum convenience
- Private Sauna ...

### Property Info

Covered Area **515**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **901**  
 Pool **Yes**

### Additional info

Reference Number **239432**  
 Property type **House**  
 Condition **Pre-Owned**  
 Construction Year **2001-2010**  
 Bathrooms **5+**

### Amenities

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**

**Price: €2 200 000 + VAT**

VAT for this property is **€328,291** or **€418,000**. 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	<b>Excluded</b>	Title transfer fee	<b>~€84 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 272.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€2 200 000 on Sep 18, 2025









