

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

5-Bedroom Villa – Panoramic Sea Views, Agios Athanasios, Limassol

Living & Dining

The villa opens into an expansive living and dining area, where high ceilings and wide openings frame uninterrupted views of the Mediterranean. Multiple lounges offer flexibility for both formal gatherings and relaxed family evenings, while seamless access to covered verandas creates an effortless indoor-outdoor flow.

Kitchen

The kitchen is designed as the heart of the home, with modern cabinetry, premium countertops, and integrated appliances. A large central island provides additional workspace and a stylish focal point, while the adjoining dining area and pantry add practical...

### Property Info

Covered Area	<b>942</b>
Covered Veranda	<b>113</b>
Uncovered Veranda	<b>329</b>

### Plot / Area Info

Pool **Yes**

### Additional info

Reference Number	<b>239583</b>
Property type	<b>House</b>
Bathrooms	<b>5+</b>

### Amenities

### Location

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

## Price: €3 850 000 + VAT

VAT for this property is **€645,672** or **€731,500**. 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>~€150 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 087.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€3 850 000 on Sep 24, 2025





