

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

For sale unique split level Villa with sea views, located in the prestigious area of Agios Athanasios, built in 2008. The house is on a 696sm plot. The interior has 6 different levels. 4 bedrooms, 2 ensuite ( 1 of which has separate entrance but also a door connecting to the house. Can be used as maids room or guest room). There is also a room on the top floor that can be an office, game room, playroom or small gym. 2 car garage + outside covered parking, separate laundry room with 10 kilo washer / dryer, 2 sided fireplace, alarm system, underfloor heating, salt water swimming pool, fly screens, electric shutters in 2 bedrooms, Air conditioning in every room, parquet floors, marble, stair...

### Property Info

Covered Area	<b>260</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>560</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>239524</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2017</b>
Bathrooms	<b>5+</b>

### Amenities

### Location

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

## Price: €1 890 000 + VAT

VAT for this property is **€206,446** or **€359,100**. 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>~€72 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 269.00/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

€1 890 000 on Sep 29, 2025











