

## 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/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€1 890 000 on Sep 29, 2025







