

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

Exceptional 5 + 1 Bedroom Detached Villa For Sale in Agios Athanasios, Limassol with Final Approval Positioned within one of the most sought-after, prestigious and peaceful neighborhoods It offers excellent access to private schools and many amenities In addition, it is only a short drive from the highway!

Panoramic Sea and City Views!

Infinity Swimming Pool with Jets!

4 Bedrooms + 1 Ground Floor Office + 1 Basement Room

3 Bathrooms

1 Ensuite + 1 Family Bathroom + 1 Shower room in the Basement

Additional Guest W/C

282m2 of Net Indoor rea

15m2 of Ancillary Building

30m2 of Uncovered Veranda

857m2 of Plot area



Price: €1 800 000 + VAT

VAT for this property is €207,957 or €342,000. 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.

\/AT	Excluded	Title transfer fee	~€68 600.00	Common expenses	None
VAI		Price per SOM	€6 383.00/m <sup>2</sup>		None

## **Representative: MySpace**

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## **Price change history**

€1 800 000 on Oct 4, 2025

















