

## 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

282m<sup>2</sup> of Net Indoor rea

15m<sup>2</sup> of Ancillary Building

30m<sup>2</sup> of Uncovered Veranda

857m<sup>2</sup> 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.

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€68 600.00</b> <b>€6 383.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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## Price change history

€1 800 000 on Oct 4, 2025





