

## 550m<sup>2</sup> House for Sale in Limassol - Agios Athanasios

Luxury Smart Home with Panoramic Sea Views X

### Property Features:

Bedrooms: 6 spacious bedrooms, including 3 en-suite. The master suite features a walk-in wardrobe and luxurious en-suite. A separate maid's suite is located on the ground floor.

Floors: 4

Total Area: 550 sqm of internal living space, plus covered verandas and a landscaped roof garden with BBQ area.

### Leisure & Wellness:

Indoor and outdoor saltwater swimming pools (indoor heated)

Indoor Jacuzzi for up to 10 people

Custom-built sauna

Fully equipped gym room

Dedicated laundry room

Cinema room with 4K projector and premium audio system

Server room

Mul...

### Property Info

Covered Area

**550**

Furnishing

**Partially furnished**

Heating

**Underfloor Heating, Yes**

Air Conditioning

**All rooms, Yes**

### Plot / Area Info

Plot area

**756**

Pool

**Yes**

Parking

**Covered, Yes**

### Additional info

Reference Number

**31530**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**4**

View

**Sea view**

### Amenities

• Guest WC

### Location

**Location:** Limassol - Agios Athanasios **Region:** Limassol  
**Coordinates:** 34.705832 / 33.062883

## Price: €4 500 000 + VAT

VAT for this property is **€683,182** or **€855,000**. 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>~€176 600.00</b> <b>€8 182.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€4 500 000 on Oct 25, 2025









