

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

Luxury Smart Home with Panoramic Sea Views 

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	<b>550</b>
Furnishing	<b>Partially furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>756</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>31530</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### 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	<b>~€176 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 182.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€4 500 000 on Oct 25, 2025









