

6+ Bedroom House for Sale in Limassol - Agios Athanasios

Spanning four well-designed levels, this six-bedroom home offers generous space, modern technology, and a calm, private atmosphere. Three of the six spacious bedroom bedrooms are en suite, including a serene master suite with a walk-in wardrobe, while a separate maid's en suite with its own entrance adds flexibility. Every floor is connected by a private elevator, making movement effortless and discreet. The house is designed for comfort and leisure, with outdoor and heated indoor saltwater swimming pools, a Jacuzzi for up to ten people, a custom-built sauna, a private gym, and a cinema room equipped with a 4K projector and advanced sound system. A dedicated laundry room, se...



Property Info

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|------------------|--------------------------------|
| Covered Area | 665 |
| Covered Veranda | 75 |
| Furnishing | Furnished |
| Heating | Underfloor Heating, Yes |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|-----------|------------|
| Plot area | 619 |
| Pool | Yes |

Additional info

| | |
|-------------------|-----------------------|
| Reference Number | 15904 |
| Property type | House |
| Condition | Pre-Owned |
| Construction Year | 2024 |
| Bathrooms | 5+ |
| View | Mountains view |

Amenities

- Elevator

Location

Location: Limassol - Agios Athanasios Region: **Limassol**
Coordinates: **34.72278 / 33.050537**

Price: €3 950 000 + VAT

VAT for this property is **€625,763** or **€750,500**. 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€154 600.00 | Common expenses | None |
| | | Price per SQM | €5 940.00/m² | | |

Representative: Cyprus Sotheby's International Realty

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|--|--------------|------------|---------------------------------------|
| Registration number | 1013 | Email | info@cyprus-sothebysrealty.com |
| License number | 517/E | Legal name | ConceptRealty Ltd |
| Phone: +35726080180, +35797612926 | | | |

Price change history

€4 500 000 on Dec 24, 2025

€3 950 000 on Jan 13, 2026













