

## 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

Covered Area	<b>665</b>
Covered Veranda	<b>75</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>619</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>15904</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2024</b>
Bathrooms	<b>5+</b>
View	<b>Mountains view</b>

### 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.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€154 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 940.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€4 500 000 on Dec 24, 2025

€3 950 000 on Jan 13, 2026













