

4 Bedroom House for Sale in Limassol - Agios Athanasios

villa located in the prestigious Paniotis area of Germasogeia, offering luxury living across five levels with panoramic city and sea views. Each residence features four en-suite bedrooms, a private swimming pool, landscaped garden, roof garden with pergola, and covered parking. Designed with high-end specifications and energy efficiency in mind, the villas include underfloor heating, VRV air-conditioning, photovoltaic panels, and smart energy-saving systems. Ideally positioned with direct access to Kolonakiou Street, Germasogeia, and Agios Athanasios roundabouts, this boutique development combines prime location with elegant contemporary design.

Property Info

Covered Area	479
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	386
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	241540
Property type	House
Condition	Under Construction
Construction Year	2027
Bathrooms	5+

Amenities

- Parking

Location

Location: Limassol - Agios Athanasios Region: **Limassol**

Price: €1 685 000 + VAT

VAT for this property is **€246,277** or **€320,150**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€3 518.00/m²		

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty ltd
Phone: +35795129336, +35799409010			

Price change history

€1 685 000 on Jan 15, 2026



