

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		Plot / Area Info		Additional info	
Covered Area	479	Plot area	386	Reference Number	241540
Energy Efficiency	A	Pool	Yes	Property type	House
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	Under Construction
				Construction Year	2027
				Bathrooms	5+
Amenities		Location			
• Parking		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 Price per SQM	None €3 518.00/m²	Common expenses	None
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Representative: MySpace

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Price change history

€1 685 000 on Jan 15, 2026



