

6+ Bedroom House for Sale in Limassol - Agios Athanasios

New four-storey villa for sale in Agios Athanasios, Limassol, with panoramic sea views, 2000 meters from the coast. The covered area is 590 m2, with additional verandas and a 104 m2 roof garden with a barbecue area. The villa has six bedrooms, including a master bedroom with a dressing room and a bathroom, as well as a staff room with a separate entrance. The plot is fenced, there is a covered parking for three cars, indoor and outdoor saltwater pools, a Jacuzzi for ten people and a sauna. It is equipped with an elevator, a home cinema, a gym, a children’s room, a server room, a laundry room and a Crestron smart home system. Underfloor heating, VRV air conditioning, solar panels, wa...

Property Info

Covered Area	694
Furnishing	Furnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	198403
Property type	House
Condition	Pre-Owned
Bathrooms	5+

Amenities

Location

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

Price: €3 950 000 + VAT

VAT for this property is **€630,976** 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	Excluded	Title transfer fee	~€154 600.00	Common expenses	None
		Price per SQM	€5 692.00/m²		

Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
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Price change history

€3 950 000 on Jan 20, 2026



