

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**

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 |
| License number | 338/E | Legal name | N/A |
| Phone: +35796644888 | | | |

Price change history

€3 950 000 on Jan 20, 2026



