

## 5 Bedroom House for Sale in Limassol - Agios Athanasios

An exceptional off-plan 5-bedroom luxury villa set on an elevated, gently sloping plot, offering uninterrupted panoramic views over Limassol, stretching from East to West and capturing the city skyline, coastline, and breathtaking sunsets. X

Designed with a contemporary architectural vision, this outstanding residence seamlessly blends refined aesthetics with everyday functionality. Premium materials such as exposed concrete, local stone, and natural wood create a timeless yet modern character, while expansive glazing maximises natural light and views throughout.

With a total covered area of 554.70 m<sup>2</sup> on a 750 m<sup>2</sup> plot, the villa offers generous proportions across all levels....

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>554.7</b>	Plot area	<b>750</b>	Reference Number	<b>32563</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>			View	<b>Sea view</b>

<b>Amenities</b>	<b>Location</b>
• Gym	<b>Location:</b> Limassol - Agios Athanasios <b>Region:</b> Limassol Coordinates: <b>34.709053 / 33.050797</b>

## Price: €1 440 000 + VAT

VAT for this property is **€219,015** or **€273,600**. 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 Price per SQM	<b>None</b> <b>€2 599.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

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## Price change history

€1 440 000 on Jan 23, 2026







