

## 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.



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....

### Property Info

Covered Area	<b>554.7</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>750</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>32563</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
View	<b>Sea view</b>

### Amenities

- Gym

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
**Coordinates: 34.709053 / 33.050797**

## Price: €2 000 000 + VAT

VAT for this property is **€304,188** or **€380,000**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 610.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€1 440 000 on Jan 23, 2026  
 €2 220 000 on Mar 27, 2026  
 €2 000 000 on Apr 26, 2026







