


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

An exceptional 5-bedroom off-plan luxury villa set on an elevated, gently sloping plot in the prestigious area of Agios Athanasios, offering unobstructed panoramic views over Limassol from East to West. The property is perfectly positioned to capture the city skyline, the Mediterranean coastline, and spectacular sunset views. 

Designed with a contemporary yet highly functional architectural approach, the residence delivers a harmonious balance of elegance, comfort, and privacy. The villa features a generous internal layout with five spacious bedrooms, expansive open-plan living and dining areas, and seamless indoor-outdoor transitions that enhance natural light and everyday living.<...

### Property Info

Covered Area	<b>602.95</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>32565</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: €1 400 000 + VAT

VAT for this property is **€217,163** or **€266,000**. 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>€2 326.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€1 400 000 on Jan 23, 2026





