

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		Plot / Area Info		Additional info	
Covered Area	602.95	Plot area	750	Reference Number	32565
Furnishing	Unfurnished	Pool	Yes	Property type	House
Heating	Central Heating, Yes	Parking	Covered, Yes	Condition	Brand New
Air Conditioning	All rooms, Yes			View	Sea view

Amenities	Location
• Gym	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	Excluded	Title transfer fee Price per SQM	None €2 326.00/m²	Common expenses	None
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Representative: FOX

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Price change history

€1 400 000 on Jan 23, 2026





