


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

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|------------------|-----------------------------|
| Covered Area | 602.95 |
| Furnishing | Unfurnished |
| Heating | Central Heating, Yes |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|-----------|---------------------|
| Plot area | 750 |
| Pool | Yes |
| Parking | Covered, Yes |

Additional info

| | |
|------------------|------------------|
| Reference Number | 32565 |
| Property type | House |
| Condition | Brand New |
| View | Sea view |

Amenities

- Gym

Location

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

Price: €2 100 000 + VAT

VAT for this property is **€325,744** or **€399,000**. 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €3 488.00/m² | | |

Representative: FOX

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|--|--------------|------------|--|
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Price change history

€1 400 000 on Jan 23, 2026

€2 100 000 on Apr 26, 2026





