

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

Designed for those who value privacy, space, and architectural clarity, this exclusive residential project brings together a limited collection of contemporary villas set on elevated individual plots with sweeping views across the coastline of Limassol. The setting combines a sense of seclusion with easy access to the city, offering a refined balance between tranquility and connectivity.



Each villa is arranged across multiple levels with a clear separation between private and social areas. Expansive living spaces open onto generous terraces and landscaped outdoor zones, where private swimming pools create a natural extension of daily life. Large glazing enhances the connection with ...

### Property Info

Covered Area	<b>510</b>
Covered Veranda	<b>60</b>
Uncovered Veranda	<b>56</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>750</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>16161</b>
Property type	<b>House</b>
Bathrooms	<b>5+</b>

### Amenities

- Fireplace

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
Coordinates: **34.719223 / 33.03608**

## Price: €1 440 000 + VAT

VAT for this property is **€214,306** 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	<b>~€54 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 824.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 440 000 on Jan 29, 2026















