

5 Bedroom House for Sale in Limassol - Agios Athanasios

This exclusive villa presents a refined family residence for those who value privacy, comfort, and sophisticated everyday living, just five minutes from Foley’s School. A rare opportunity in the area, the property combines elegant design with practical family functionality. All four bedrooms are located on the upper floor, including a master suite with an en-suite bathroom and a walk-in wardrobe. The remaining bedrooms share a second stylish bathroom, while a dedicated laundry room completes the upper level. The main living floor is designed for seamless family life and entertaining, featuring a fully equipped kitchen with casual seating, an elegant open-plan living and dini...

Property Info

Covered Area	380
Covered Veranda	30
Furnishing	Furnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	650
Pool	Yes

Additional info

Reference Number	16378
Property type	House
Condition	Pre-Owned
Construction Year	2022
Bathrooms	4

Amenities

Location

Location: Limassol - Agios Athanasios Region: **Limassol**
 Coordinates: **34.720996 / 33.059581**

Price: €2 200 000 + VAT

VAT for this property is **€296,421** or **€418,000**. 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	~€84 600.00	Common expenses	None
		Price per SQM	€5 789.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone:	+35726080180, +35797612926		

Price change history

€2 200 000 on Feb 10, 2026













