

## 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	<b>380</b>
Covered Veranda	<b>30</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>650</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>16378</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2022</b>
Bathrooms	<b>4</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€84 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 789.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€2 200 000 on Feb 10, 2026







