

6+ Bedroom House for Sale in Limassol - Agios Athanasios

This luxury 5+1 bedroom smart villa is located in the prestigious and quiet area of Agios Athanasios, offering panoramic sea views and surrounded by modern high-end residences.

Arranged over four floors with a total covered area of 878sqm (590sqm internal plus spacious verandas and a roof garden), the property combines elegance, comfort, and advanced technology.

The lower level features a heated indoor saltwater pool, Jacuzzi, sauna, gym, cinema room, and a maid's en-suite bedroom. The ground floor offers a spacious open-plan kitchen, dining, and living area with guest WC. On the first floor, there are four bedrooms, including three en-suite and a master with walk-in wardrob...

Property Info

Covered Area	878
Furnishing	Furnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	619
Pool	Yes

Additional info

Reference Number	242540
Property type	House
Condition	Pre-Owned
Construction Year	2024
Bathrooms	5+
View	Sea view

Amenities

- Fireplace

Location

Location: Limassol - Agios Athanasios Region: **Limassol**

Price: €3 950 000 + VAT

VAT for this property is **€656,024** or **€750,500**. 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	~€154 600.00	Common expenses	None
		Price per SQM	€4 499.00/m²		

Representative: MySpace

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Price change history

€3 950 000 on Feb 18, 2026



