

## 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	<b>878</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>619</b>
Pool	<b>Yes</b>

### Additional info

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

### 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	<b>Excluded</b>	Title transfer fee	<b>~€154 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 499.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€3 950 000 on Feb 18, 2026



