

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

Perched at the summit of Agios Athanasios in Limassol, this villa is an architectural landmark designed for those who value privacy, prestige, and exceptional living standards. Set above the city on a panoramic hillside, this ultra-luxury residence commands uninterrupted views of urban Limassol and the Mediterranean horizon while offering absolute tranquility within one of the area's most exclusive residential enclaves.



Ready to start construction immediately.

Spanning approximately 570 m<sup>2</sup> of covered living space across seven levels, the villa combines bold contemporary architecture with hotel-inspired amenities. Expansive living and entertainment areas are framed by floor...

### Property Info

Covered Area	<b>570</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>673</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>30275</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
View	<b>Sea view</b>

### Amenities

- Gym

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.719914001591 / 33.048842920903**

Region: **Limassol**

## Price: €3 100 000 + VAT

VAT for this property is **€474,789** or **€589,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 439.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€3 100 000 on Mar 14, 2026







