

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 m² 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	570
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	673
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	30275
Property type	House
Condition	Brand New
View	Sea view

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€5 439.00/m²		

Representative: Kazo Real Estate

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Price change history

€3 100 000 on Mar 14, 2026







