

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

Perched on the panoramic hills of Agios Athanasios above Limassol, this exceptional architectural masterpiece has been crafted for the most discerning lifestyle seekers — those who desire privacy, luxury and hotel-level comfort in a private residence. Located in one of Limassol’s most prestigious neighbourhoods, surrounded by similarly high-end developments that enhance security, exclusivity and long-term value. This landmark residence captures uninterrupted panoramic views of Limassol city and the Mediterranean Sea, creating an incomparable living experience that harmonises tranquillity with grandeur — a rare find in Cyprus’s luxury property market.



\*\*\*Interior...

### Property Info

Covered Area	<b>570</b>
Furnishing	<b>Unfurnished</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>33174</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
View	<b>Sea view</b>

### Amenities

- Gym

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** **34.720257534208 / 33.046008385924**

## 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: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€3 100 000 on Mar 17, 2026





