

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

An exceptional off-plan 5-bedroom luxury villa set on an elevated 750 m<sup>2</sup> plot, offering stunning panoramic views over Limassol, the coastline, and breathtaking sunsets.

Designed with a modern architectural approach, the villa combines elegance and functionality, featuring high-end materials, spacious open-plan living areas, and large windows that maximise natural light and views.

With a total covered area of 555 m<sup>2</sup>, the property includes five bedrooms, six bathrooms, a generous basement, and seamless indoor-outdoor living. Outdoor spaces feature a private swimming pool, landscaped gardens, and over 100 m<sup>2</sup> of verandas.

Ideally located close to the city centre, top scho...

### Property Info

Covered Area	<b>554</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>750</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>243310</b>
Property type	<b>House</b>
Bathrooms	<b>5+</b>
View	<b>Mountains view</b>

### Amenities

#### Location

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

**Price: €1 440 000 + VAT**

VAT for this property is **€219,015** or **€273,600**. 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>~€54 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 599.00/m<sup>2</sup></b>		

**Representative: MySpace**

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

**Price change history**

€1 440 000 on Mar 18, 2026









