

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

Modern, Five-Bedroom Villa for sale in Agios Athanasios area, Limassol. Great location, it is situated close to amenities and services such as schools, supermarkets and other amenities. In addition, the property has excellent access to the Limassol – Larnaca. Also, it’s just a short drive away from Limassol Town Centre, the harbor and the beach. ✖

Villa for sale in Agios Athanasios area is designed with a contemporary and functional approach, offering every modern comfort. On the ground floor consists of a fully equipped space including gym, sauna, cava, storage room, mechanical room, utility/laundry area and one en-suite bedroom, ensuring practicality and flexibility for daily li...

### Property Info

Covered Area	<b>555</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>750</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>55389</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Gym

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
**Coordinates:** **34.709053 / 33.050797**

## Price: €1 440 000 + VAT

VAT for this property is **€219,114** 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 595.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 440 000 on Mar 20, 2026





