

5 Bedroom House for Sale in Limassol - Agios Athanasios

This exclusive 5-bedroom villa is located in the Agios Athanasios area of Limassol, one of the city's most desirable residential neighborhoods. The area is known for its peaceful atmosphere, modern infrastructure, and convenient access to the highway, schools, healthcare facilities, the city centre, and the seafront. Set on an elevated, gently sloping plot, the villa enjoys open west-facing views over Limassol, with beautiful mountain scenery and subtle sea views, offering a perfect balance of privacy and accessibility. Designed with a contemporary and functional approach, the villa features bright, spacious interiors that emphasize comfort and modern living. The ground level includes a...

Property Info

Covered Area	554
Covered Veranda	60
Uncovered Veranda	56
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	750
Pool	Yes

Additional info

Reference Number	243483
Property type	House
Bathrooms	5+

Amenities

- Elevator

Location

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

Price: €2 200 000 + VAT

VAT for this property is **€334,606** or **€418,000**. 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	~€84 600.00	Common expenses	None
		Price per SQM	€3 971.00/m²		

Representative: MySpace

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

Price change history

€2 200 000 on Mar 28, 2026





