

5 Bedroom House for Sale in Limassol - Agios Athanasios

Ultra-luxury villa located at the summit of Agios Athanasios, Limassol, offering breathtaking panoramic views of the city and the Mediterranean Sea. Set in one of Limassol's most prestigious hillside locations, this exceptional residence combines privacy, architectural elegance, and five-star lifestyle living.

Built across 7 impressive levels with 570 m² covered areas, the villa features grand living and sitting areas, a large main kitchen with auxiliary service kitchen, five luxurious bedrooms including a spectacular master suite with walk-in wardrobe and en-suite bathroom, guest WC facilities, spacious storage rooms, and covered parking.

Designed for wellness and comfort,...

Property Info

Covered Area	570
Total Number of Floors	7
Energy Efficiency	A

Plot / Area Info Additional info

Reference Number	244039
Property type	House
Condition	Under Construction
Construction Year	2026
Bathrooms	5+
View	Mountains view

Pool **Yes**

Amenities

- Fireplace

Location

Location: Limassol - Agios Athanasios 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: MySpace

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

Price change history

€3 100 000 on May 1, 2026







