



5 Bedroom House for Sale in Limassol - Agios Athanasios

Discover refined contemporary living in this exceptional five-bedroom villa located in the prestigious area of Agios Athanasios. Designed with a focus on light, comfort, and understated elegance, the residence combines clean architectural lines with panoramic sea views and thoughtfully curated interiors.



Floor-to-ceiling windows and elevated ceilings create an airy atmosphere throughout the home, while the open-plan living, dining, and kitchen area forms a sophisticated yet welcoming central space. High-end appliances, a statement kitchen island, a walk-in pantry, a sound-insulated office, and beautifully appointed bathrooms further enhance both practicality and style.

The out...

Property Info

Covered Area	370
Covered Veranda	102
Furnishing	Furnished
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	762
Pool	Yes

Additional info

Reference Number	17814
Property type	House
Condition	Pre-Owned
Construction Year	2023
Bathrooms	3

Amenities

Location

Location: Limassol - Agios Athanasios Region: **Limassol**
Coordinates: **34.720207 / 33.04872**



Price: €2 800 000 + VAT

VAT for this property is **€373,081** or **€532,000**. 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	~€108 600.00	Common expenses	None
		Price per SQM	€7 568.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone:	+35726080180, +35797612926		

Price change history

€2 800 000 on May 20, 2026













