

### 3 Bedroom Apartment for Sale in Limassol - Agios Athanasios

Three-Bedroom Apartment – Modern Luxury with Panoramic Sea Views

Situated only 50 meters from the beach and overlooking the Limassol Nautical Club, this three-bedroom apartment redefines coastal sophistication. Perfectly positioned in one of Limassol’s most exclusive seaside areas, it combines architectural elegance, premium materials, and smart home technology in one seamless living experience.

Design & Architecture

Every element of the design celebrates openness, balance, and light. The modern façade features large glass panels and soft neutral tones, while the interiors offer spacious open-plan layouts that connect the living, dining, and kitchen areas to exp...

Property Info		Plot / Area Info		Additional info	
Covered Area	155	Parking	Covered, Yes	Reference Number	235910
Covered Veranda	36			Property type	Apartment
Floor Number	1			Construction Year	2027
Total Number of Floors	5			Bathrooms	3
Energy Efficiency	A				
Amenities	Location				
• Parking	Location: Limassol - Agios Athanasios    Region: Limassol				

**Price: €990 000 + VAT**

VAT for this property is **€53,971** or **€188,100**. 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>~€36 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 387.00/m²</b>		

**Representative: MySpace**

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**Price change history**

€910 000 on Mar 18, 2025  
€950 000 on May 27, 2025  
€990 000 on Oct 15, 2025

