

### 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

|                        |            |
|------------------------|------------|
| Covered Area           | <b>178</b> |
| Covered Veranda        | <b>39</b>  |
| Uncovered Veranda      | <b>61</b>  |
| Floor Number           | <b>5</b>   |
| Total Number of Floors | <b>5</b>   |
| Energy Efficiency      | <b>A</b>   |

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>235926</b>    |
| Property type     | <b>Apartment</b> |
| Construction Year | <b>2027</b>      |
| Bathrooms         | <b>3</b>         |

#### Amenities

- Parking

#### Location

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

## Price: €1 520 000 + VAT

VAT for this property is **€109,474** or **€288,800**. 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>~€57 400.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€8 539.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

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

## Price change history

- €1 350 000 on Mar 18, 2025
- €1 400 000 on May 27, 2025
- €1 470 000 on Oct 15, 2025
- €1 520 000 on Jan 22, 2026

