



### 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

