

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

Experience coastal lifestyle at its finest, just moments from the sea.



Boutique living with a nautical spirit, blending quality, convenience and wellbeing, in a prime location.

- Only 50m from the sea, near Limassol's Nautical Club.
- 37 spacious, well-designed two and three-bedroom apartments.
- Penthouses with private roof terraces.
- Communal swimming pool and landscaped gardens.
- One-minute walk to the beach, easy access to the city centre and the highway.
- Surrounded by an array of amenities, services and facilities, including hotels, cafés, restaurants, supermarkets and more.

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>155</b>				
Covered Veranda	<b>36</b>				
Floor Number	<b>1</b>	Pool	<b>Common, Yes</b>	Reference Number	<b>4493</b>
Total Number of Floors	<b>5</b>			Property type	<b>Apartment</b>
Energy Efficiency	<b>A</b>				
Heating	<b>Underfloor Heating, Yes</b>				

<b>Amenities</b>	<b>Location</b>	
• Elevator	<b>Location:</b> Limassol - Agios Athanasios Coordinates: <b>34.691009599201 / 33.072881679785</b>	Region: <b>Limassol</b>

## 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 Price per SQM	<b>~€36 200.00</b> <b>€6 387.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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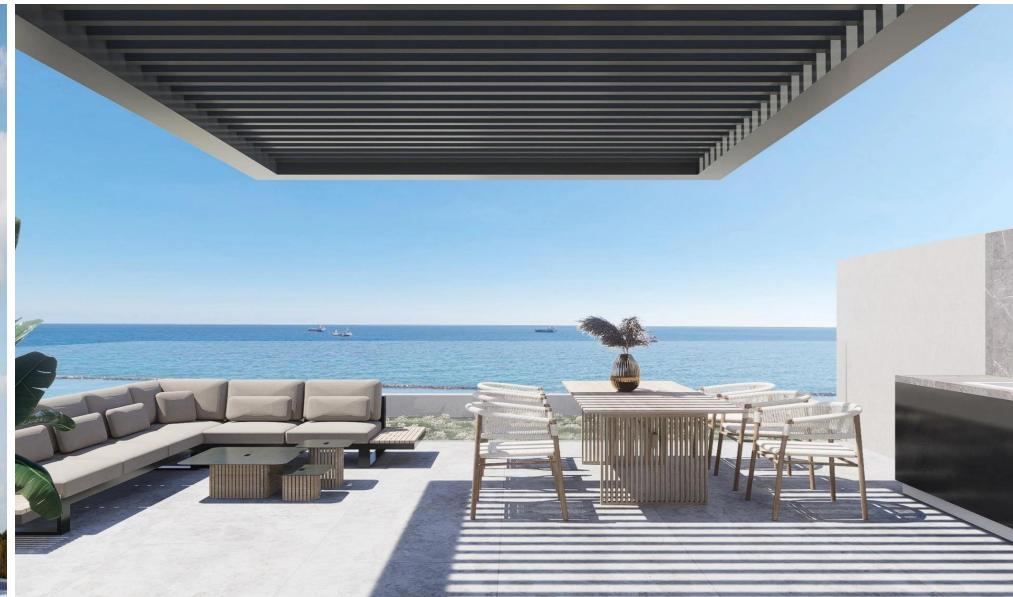
## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

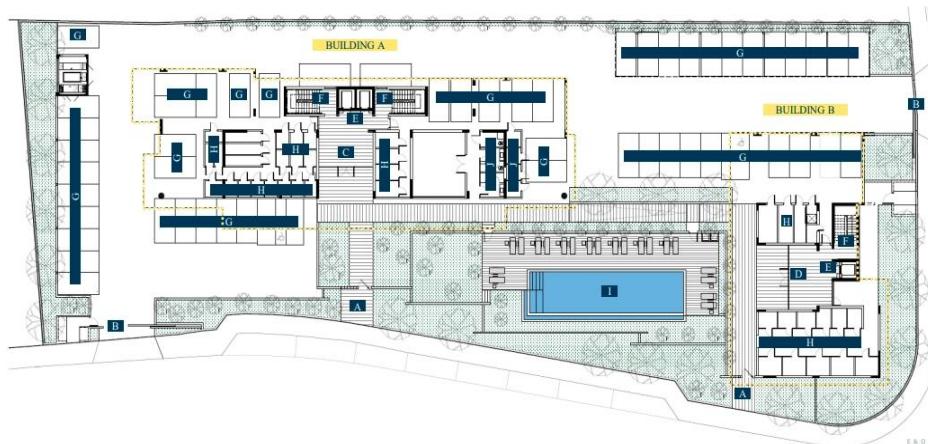
## Price change history

€950 000 on May 7, 2025

€990 000 on Sep 25, 2025



## GROUND FLOOR



A Pedestrian entrance	C Building A main entrance	E Lift	G Parking space	I Swimming pool
B Parking entrance / exit	D Building B main entrance	F Staircase	H Storeroom	J Changing room & toilet