

## 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.

### Property Info

### Plot / Area Info

### Additional info

Covered Area	171				
Covered Veranda	52				
Floor Number	5	Pool	Common, Yes	Reference Number	4497
Total Number of Floors	5	Parking	Covered, Yes	Property type	Apartment
Energy Efficiency	A				
Heating	Underfloor Heating, Yes				

### Amenities

- Roof Garden

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.691009599201 / 33.072881679785**

## Price: €1 300 000 + VAT

VAT for this property is **€87,351** or **€247,000**. 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	<b>Excluded</b>	Title transfer fee	<b>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 602.00/m²</b>		

## 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>			

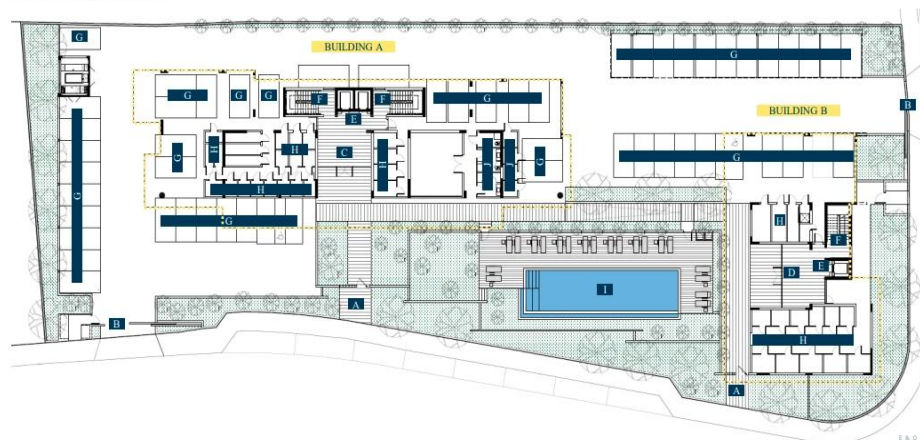
## Price change history

€1 300 000 on May 7, 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 |

## BUILDING A ROOF TERRACES

