

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 | 179 | | | | |
| Covered Veranda | 42 | | | | |
| Floor Number | 4 | | | | |
| Total Number of Floors | 5 | Pool | Common, Yes | Reference Number | 4503 |
| Energy Efficiency | A | | | Property type | Apartment |
| Heating | Underfloor Heating, Yes | | | | |

Amenities

- Elevator

Location**Location:** Limassol - Agios AthanasiosRegion: **Limassol**Coordinates: **34.691009599201 / 33.072881679785**

Price: €1 400 000 + VAT

VAT for this property is **€101,754** or **€266,000**. 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 | Excluded | Title transfer fee | ~€52 600.00 | Common expenses | None |
| | | Price per SQM | €7 821.00/m² | | |

Representative: RealDeal Estates

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

Price change history

€1 400 000 on May 7, 2025



BUILDING B
FLOORS 3 - 5

