

3 Bedroom Apartment for Sale in Limassol - Agios Athanasios

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

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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	178				
Covered Veranda	39				
Floor Number	5	Pool	Common, Yes	Reference Number	4504
Total Number of Floors	5			Property type	Apartment
Energy Efficiency	A				
Heating	Underfloor Heating, Yes				

Amenities	Location
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• Roof Garden

Location: Limassol - Agios Athanasios

Region: Limassol

Coordinates: 34.691009599201 / 33.072881679785



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 Excluded

Title transfer fee ~€57 400.00

Price per SQM €8 539.00/m²

Common expenses None

Representative: RealDeal Estates

Registration number 1311 Email info@realdeal.cy
License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

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Price change history

€1 400 000 on May 7, 2025 €1 470 000 on Sep 25, 2025 €1 520 000 on Nov 19, 2025





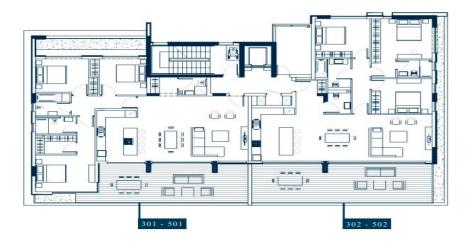








BUILDING B FLOORS 3 - 5



BUILDING B ROOF TERRACES

