

### 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

INDEX

178

Covered Veranda 39

Floor Number 5
Total Number of Floors 5

Pool Common, Yes Reference Number 4504
Property type Apartment

Energy Efficiency A

Heating Underfloor Heating, Yes

**Amenities Location** 

• Roof Garden

Location: Limassol - Agios Athanasios

Region: Limassol

Coordinates: **34.691009599201** / **33.072881679785** 



Price: €1 400 000 + VAT

VAT for this property is €100,831 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

Price per SQM €7 865.00/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

Phone: +35725255505, +35794001333

# **Price change history**

€1 400 000 on May 7, 2025





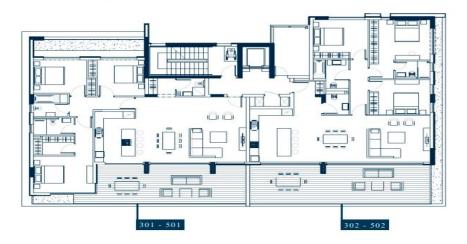








#### BUILDING B FLOORS 3 - 5



#### BUILDING B ROOF TERRACES

