

3 Bedroom Apartment for Sale in Limassol - Agios Athanasios

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

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

| | |
|------------------------|--------------------------------|
| Covered Area | 178 |
| Covered Veranda | 39 |
| Floor Number | 5 |
| Total Number of Floors | 5 |
| Energy Efficiency | A |
| Heating | Underfloor Heating, Yes |

Plot / Area Info

Pool **Common, Yes**

Additional info

Reference Number **4504**
Property type **Apartment**

Amenities

- Roof Garden

Location

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 Price per SQM | ~€57 400.00 €8 539.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

Representative: RealDeal Estates

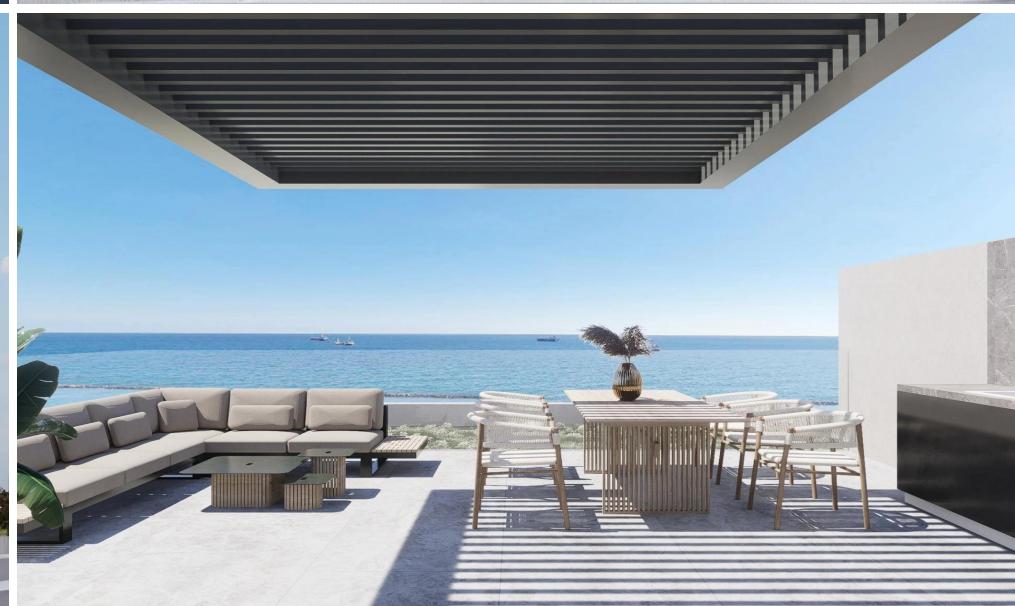
| | | | |
|--|--------------|------------|--|
| Registration number | 1311 | Email | info@realdeal.cy |
| License number | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |
| Phone: +35725255505, +35794001333 | | | |

Price change history

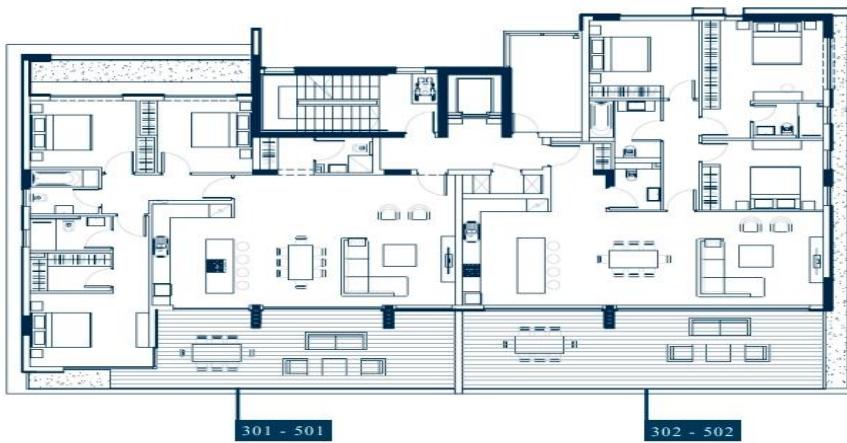
€1 400 000 on May 7, 2025

€1 470 000 on Sep 25, 2025

€1 520 000 on Nov 19, 2025



BUILDING B
FLOORS 3 - 5



BUILDING B
ROOF TERRACES

