



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

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
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Additional info

Reference Number	4504
Property type	Apartment

Amenities

- Roof Garden

Location

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

Region: **Limassol**



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	Common expenses	None
		Price per SQM	€8 539.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
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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



