


### 3 Bedroom Apartment for Sale in Limassol - Agios Athanasios

Introducing a prestigious 4-storey residential development in one of Limassol’s most sought-after areas, offering 13 exclusive apartments with 2 and 3-bedroom layouts, designed to combine contemporary architecture, premium materials, and unmatched comfort. 

This A+ Energy Efficiency building is a statement of deluxe urban living, featuring:

**Exterior & Structure**

Prime Location with easy access to amenities and key routes

Modern architectural design with luxurious finishes

25cm thermal insulation bricks and full thermal polystyrene exterior cladding for maximum efficiency

Glass railings on spacious verandas, some with private garden spaces

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<b>Property Info</b>	<b>Plot / Area Info</b>	<b>Additional info</b>
Covered Area <b>85.6</b>		Reference Number <b>29599</b>
Furnishing <b>Unfurnished</b>		Property type <b>Apartment</b>
		Condition <b>Brand New</b>
		Bathrooms <b>2</b>
<b>Amenities</b>	<b>Location</b>	
	<b>Location:</b> Limassol - Agios Athanasios Region: <b>Limassol</b>	
	Coordinates: <b>34.709053 / 33.050797</b>	

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 294.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€450 000 on May 16, 2025

