

## 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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### Property Info

Covered Area **86.3**  
Furnishing **Unfurnished**  
Heating **Underfloor Heating, Yes**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **29607**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

• Elevator

### Location

**Location:** Limassol - Agios Athanasios  
**Region:** Limassol  
**Coordinates:** **34.714345899569 / 33.050988390541**

## Price: €595 000 + VAT

VAT for this property is **€29,750** or **€113,050**. 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 Price per SQM	<b>None</b> <b>€6 919.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€595 000 on May 16, 2025

