

1624m² Building for Sale in Limassol - Agios Athanasios

An excellent investment opportunity: a brand-new residential building featuring 12 well-designed apartments in a quiet, sought-after location with easy access to schools, amenities, and the highway. X

Each unit offers 95 m² of living space, spacious verandas, private storage, and covered parking. Select apartments also include private studios and rooftop gardens, adding rental and resale value.

Project Highlights:

- Energy Efficiency Class A
- Solar panels included
- German-grade thermal insulation (external & internal)
- Insulated bricks and windows
- Communal swimming pool, gym (24/7), sauna, jacuzzi, landsca...

Property Info	Plot / Area Info	Additional info
Covered Area 1624		Reference Number 8107
Total Number of Floors 3		Property type Building
Energy Efficiency A		Condition Under Construction
Amenities	Location	
• Roof Garden	Location: Limassol - Agios Athanasios Coordinates: 34.717479007441 / 33.062560530084	Region: Limassol

Price: €6 600 000 + VAT

VAT for this property is **€1,168,655** or **€1,254,000**. 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	None	Common expenses	None
		Price per SQM	€4 064.00/m²		

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

€5 700 000 on Jul 29, 2025

€6 400 000 on Oct 1, 2025

€6 600 000 on Oct 21, 2025





Apartment Specifications:

APARTMENT 101: 3 Bedrooms 138m² Covered Areas (95 living +25 Veranda +3 Storage +15 Par) + Studio 24m²

APARTMENT 102: 3 Bedrooms 138m² Covered Areas (95 living +25 Veranda +3 Storage +15 Par) + Studio 22m²

APARTMENT 103: 3 Bedrooms 138m² Covered Areas (95 living +25 Veranda +3 Storage +15 Par) + Studio 22m²

APARTMENT 104: 3 Bedrooms 138m² Covered Areas (95 living +25 Veranda +3 Storage +15 Par)

APARTMENT 201: 3 Bedrooms 138m² Covered Areas (95 living +25 Veranda +3 Storage +15 Par)

APARTMENT 202: 3 Bedrooms 138m² Covered Areas (95 living +25 Veranda +3 Storage +15 Par)

APARTMENT 203: 3 Bedrooms 138m² Covered Areas (95 living +25 Veranda +3 Storage +15 Par)

APARTMENT 204: 3 Bedrooms 138m² Covered Areas (95 living +25 Veranda +3 Storage +15 Par)

APARTMENT 301: 3 Bedrooms 138m² Covered Areas (95 living +25 Veranda +3 Storage +15 Par) + Studio 37m² + R.G. 40m²

APARTMENT 302: 3 Bedrooms 138m² Covered Areas (95 living +25 Veranda +3 Storage +15 Par) + Studio 37m² + R.G. 40m²

APARTMENT 303: 3 Bedrooms 138m² Covered Areas (95 living +25 Veranda +3 Storage +15 Par) + Studio 37m² + R.G. 40m²

APARTMENT 304: 3 Bedrooms 138m² Covered Areas (95 living +25 Veranda +3 Storage +15 Par) + Studio 37m² + R.G. 40m²



