


## 1624m<sup>2</sup> 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. 

Each unit offers 95 m<sup>2</sup> 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

Covered Area	<b>1624</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Additional info

Reference Number	<b>8107</b>
Property type	<b>Building</b>
Condition	<b>Under Construction</b>

### Amenities

- Roof Garden

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.717479007441 / 33.062560530084**

## 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.

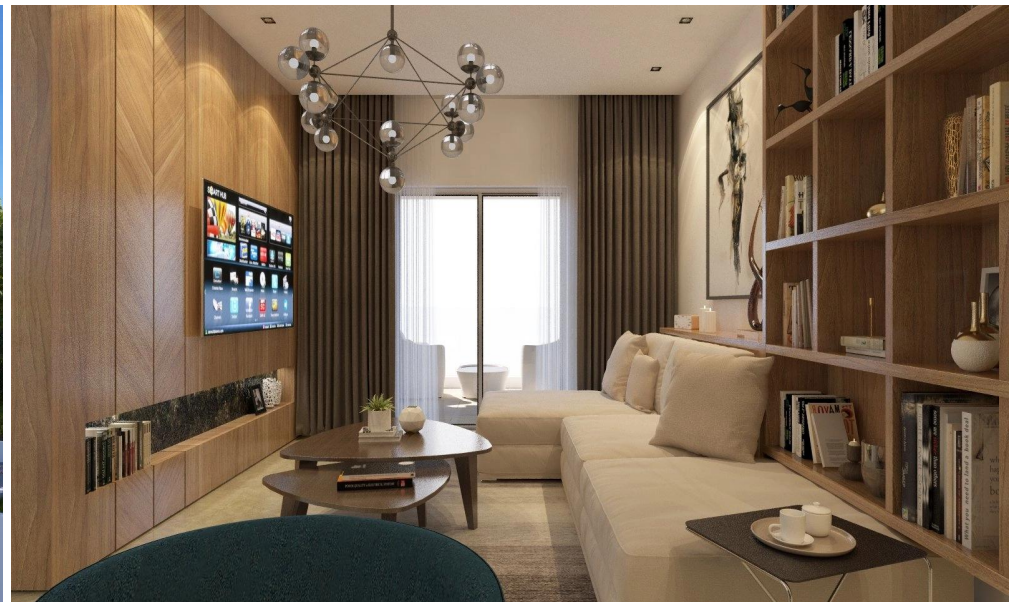
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 064.00/m²</b>		

## Representative: RealDeal Estates

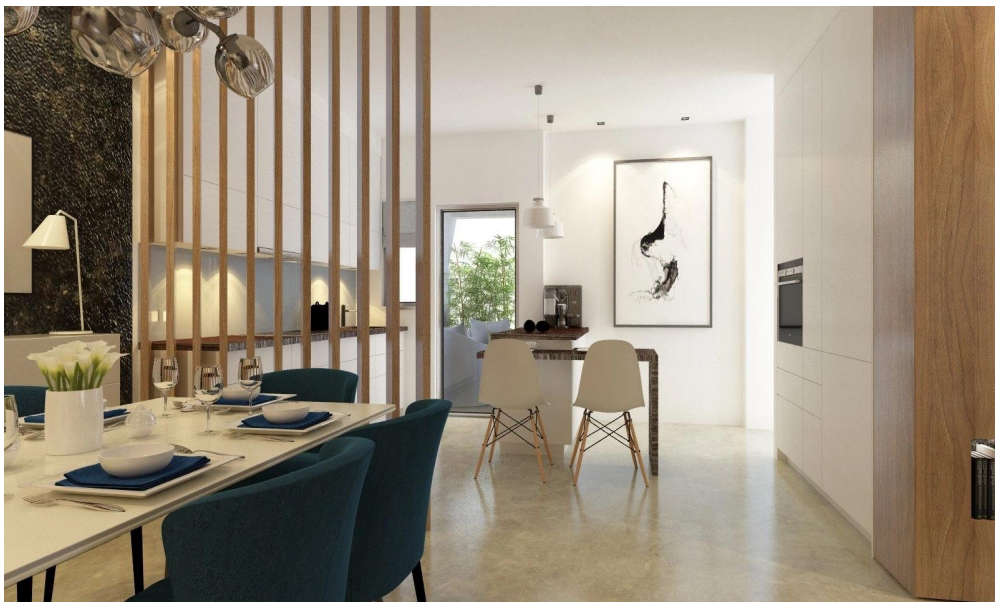
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## 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 138m <sup>2</sup> Covered Areas (95 living +25 Veranda +3 Storage +15 Par) + Studio 24m <sup>2</sup>
APARTMENT 102: 3 Bedrooms 138m <sup>2</sup> Covered Areas (95 living +25 Veranda +3 Storage +15 Par) + Studio 22m <sup>2</sup>
APARTMENT 103: 3 Bedrooms 138m <sup>2</sup> Covered Areas (95 living +25 Veranda +3 Storage +15 Par) + Studio 22m <sup>2</sup>
APARTMENT 104: 3 Bedrooms 138m <sup>2</sup> Covered Areas (95 living +25 Veranda +3 Storage +15 Par)
APARTMENT 201: 3 Bedrooms 138m <sup>2</sup> Covered Areas (95 living +25 Veranda +3 Storage +15 Par)
APARTMENT 202: 3 Bedrooms 138m <sup>2</sup> Covered Areas (95 living +25 Veranda +3 Storage +15 Par)
APARTMENT 203: 3 Bedrooms 138m <sup>2</sup> Covered Areas (95 living +25 Veranda +3 Storage +15 Par)
APARTMENT 204: 3 Bedrooms 138m <sup>2</sup> Covered Areas (95 living +25 Veranda +3 Storage +15 Par)
APARTMENT 301: 3 Bedrooms 138m <sup>2</sup> Covered Areas (95 living +25 Veranda +3 Storage +15 Par)+Studio 37m <sup>2</sup> + R.G. 40m <sup>2</sup>
APARTMENT 302: 3 Bedrooms 138m <sup>2</sup> Covered Areas (95 living +25 Veranda +3 Storage +15 Par)+Studio 37m <sup>2</sup> + R.G. 40m <sup>2</sup>
APARTMENT 303: 3 Bedrooms 138m <sup>2</sup> Covered Areas (95 living +25 Veranda +3 Storage +15 Par)+Studio 37m <sup>2</sup> + R.G. 40m <sup>2</sup>
APARTMENT 304: 3 Bedrooms 138m <sup>2</sup> Covered Areas (95 living +25 Veranda +3 Storage +15 Par)+Studio 37m <sup>2</sup> + R.G. 40m <sup>2</sup>

