

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.



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, landsc...

Property Info

Covered Area	1624
Total Number of Floors	3
Energy Efficiency	A

Plot / Area Info

Additional info

Reference Number	8107
Property type	Building
Condition	Under Construction

Amenities

Location



- Roof Garden

Location: Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.717479007441 / 33.062560530084**

www.index.cy - All Cyprus Real Estate

Price: €5 700 000 + VAT

VAT for this property is **€1,009,293** or **€1,083,000**. 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	€3 510.00/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





Apartment Specifications:

APARTMENT 101: 3 Bedrooms 138m ² Covered Areas (95 living +25 Veranda +3 Storage +15 Par) + Studio 24m ²
APARTMENT 102: 3 Bedrooms 138m ² Covered Areas (95 living +25 Veranda +3 Storage +15 Par) + Studio 22m ²
APARTMENT 103: 3 Bedrooms 138m ² Covered Areas (95 living +25 Veranda +3 Storage +15 Par) + Studio 22m ²
APARTMENT 104: 3 Bedrooms 138m ² Covered Areas (95 living +25 Veranda +3 Storage +15 Par)
APARTMENT 201: 3 Bedrooms 138m ² Covered Areas (95 living +25 Veranda +3 Storage +15 Par)
APARTMENT 202: 3 Bedrooms 138m ² Covered Areas (95 living +25 Veranda +3 Storage +15 Par)
APARTMENT 203: 3 Bedrooms 138m ² Covered Areas (95 living +25 Veranda +3 Storage +15 Par)
APARTMENT 204: 3 Bedrooms 138m ² Covered Areas (95 living +25 Veranda +3 Storage +15 Par)
APARTMENT 301: 3 Bedrooms 138m ² Covered Areas (95 living +25 Veranda +3 Storage +15 Par)+Studio 37m ² + R.G. 40m ²
APARTMENT 302: 3 Bedrooms 138m ² Covered Areas (95 living +25 Veranda +3 Storage +15 Par)+Studio 37m ² + R.G. 40m ²
APARTMENT 303: 3 Bedrooms 138m ² Covered Areas (95 living +25 Veranda +3 Storage +15 Par)+Studio 37m ² + R.G. 40m ²
APARTMENT 304: 3 Bedrooms 138m ² Covered Areas (95 living +25 Veranda +3 Storage +15 Par)+Studio 37m ² + R.G. 40m ²



